

CITY OF SAN ANTONIO

Zoning Commission Agenda

Board Room
First Floor, Development Business Service Center
1901 S. Alamo

February 21, 2006
Tuesday, 11:30 A.M.

ZONING COMMISSIONERS

Vacant – District 1	Jody Sherrill – District 7
Jureta Marshall – District 2	Dr. Morris A. Stribling – District 8
Don Gadberry – District 3	James McAden – District 9
Eiginio Rodriguez – District 5	Robert R. Robbins – District 10
Christopher Martinez – District 6	James Gray – District Mayor
Henry Avila – District 4	
Chairman	

1. **Work Session presentation by zoning staff to discuss proposed UDC Sidewalk Amendment, zoning case recommendations and other items for consideration on agenda for February 21, 2006, at 11:30 A.M. Tobin Room, 1901 S. Alamo, Development Business Services Center.**
2. Call to Order – Board Room – 1:00 PM.
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Approval of January 17, 2006 and February 7, 2006 Minutes.
7. **ZONING CASE NUMBER Z2006010:** The request of Christopher A. Madrid, Applicant, for Christopher A. Madrid, Owner(s), for a change in zoning from "R-6" "NCD-5" Residential Single-Family Neighborhood Conservation Overlay District to "C-3" "NCD-5" General Commercial Neighborhood Conservation Overlay District on Lots 25, 26, and 27 and "O-2" "NCD-5" Office Neighborhood Conservation Overlay District on Lots 28, 29 and 30 on Lots 25 through 30, Block 3, NCB 6402, 823, 827, and 831 West Hollywood Avenue. (Council District 1)
8. **ZONING CASE NUMBER Z2006001 S:** The request of Texas Shine Express, LLC., Applicant, for FC Properties One, Ltd., Owner(s), for a change in zoning from "C-3" ERZD General Commercial Edwards Recharge Zone District to "C-3" ERZD S General Commercial Edwards Recharge Zone District with a Specific Use Permit for a Carwash on 0.676 acres out of Lot 2 and Lot 3, Block 10, NCB 16329, 18150 Blanco Road. (Council District 9)

9. **ZONING CASE NUMBER Z2006008:** The request of Our Lady of the Atonement Catholic Church, Applicant, for Our Lady of the Atonement Catholic Church, Owner(s), for a change in zoning from “DR” ERZD Development Reserve Edwards Recharge Zone District to “RM-6” ERZD Mixed Residential Edwards Recharge Zone District on Lot 15, Block 6, NCB 4547, 15415 Red Robin Road. (Council District 8)
10. **ZONING CASE NUMBER Z2006015:** The request of Brown, P. C. Attorneys at Law, Applicant, for Rogers Shavano Park Unit 18/19 Ltd., Owner(s), for a change in zoning from “R-6” ERZD Residential Single-Family Edwards Recharge Zone District to “C-2” ERZD Commercial Edwards Recharge Zone District on 2.105 acres out of NCB 15011, North Loop 1604 West. (Council District 9)
11. **ZONING CASE NUMBER Z2006023:** The request of Jeanette Blount, Applicant, for Jeanette Blount, Owner(s), for a change in zoning from “R-6” ERZD Residential Single-Family Edwards Recharge Zone District to “C-3NA” ERZD General Commercial Nonalcoholic Sales Edwards Recharge Zone District on Lot 1, Block 4, NCB 14759, 7403 West Loop 1604. (Council District 8)
12. **ZONING CASE NUMBER Z2005282 CD:** The request of City of San Antonio, Applicant, for Multiple Owners, Owner(s), for a change in zoning from “R-4” “RIO-1” Residential Single-Family, River Improvement Overlay District to “R-4” “RIO-1” (CD - 2, 4 and 6 Units) Residential Single-Family Conditional River Improvement Overlay District with a Conditional Use for 2, 4, and 6 units as per Black and White Exhibit Map on Lots 1 and 2, NCB 6938; Lots 1, 8, the west 12.5 feet of 9, the east 12.5 feet of 12, 13 and 14, NCB 6939; Lots 20 and 21, Block 2, NCB 6530; Lots 4 and the west 25 feet of 5, Block 3, NCB 6202; Lots 9 and the west 25 feet of 10, Block 4, NCB 6203 and Lots 19 and 20, Block 2, NCB 6201; Northeast Irregular 37.4 feet of Lot 1, Lots 2 and 3, and Northwest Irregular 10 feet of Lot 4, NCB 7080 and the Southeast 17.3 feet of Lot E, NCB A-2, 803, 831, 850, 853, and 857 East Magnolia; 115 and 134 Armour Place; 205 Ostrom; 120 Anastacia and 668 East Woodlawn. (Council District 1)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.
13. **ZONING CASE NUMBER Z2006036 CD:** The request of John Duncan, Applicant, for John Duncan, Owner(s), for a change in zoning from “R-5” Residential Single-Family District to “R-5” (CD- Non-Commercial Parking Lot) Residential Single-Family District with a Conditional Use for a Parking Lot on Lots 11 and 12, NCB 6932, 3110 Nogalitos Street. (Council District 5)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.
14. **ZONING CASE NUMBER Z2006045 S:** The request of Sylvia and George Santos, Applicant, for Fred Adams, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “R-6” S Residential Single-Family District with Specific Use Permit for a Manufactured Home on Lot 20, Block 2, NCB 15630, 5103 Gwenda Lea Street. (Council District 4)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.

15. **ZONING CASE NUMBER Z2006046:** The request of Brown, P. C., Applicant, for Myrtha Gersdorff, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “MF-33” Multi-Family District on 1.49 acres out of NCB 14618, 8288 Eckert Road. (Council District 7)

A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
16. **ZONING CASE NUMBER Z2006048:** The request of Jacqueline A. Talamantez, Applicant, for Julia Escalante, David Escalante, Jeromy Escalante, Owner(s), for a change in zoning from “R-4” Residential Single-Family District to “RD” Rural Development District on Lots 48, 47, 46E, 46W, NCB 15666, 11506, 11510, 11514 US Highway 281 South. (Council District 3)

A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
17. **ZONING CASE NUMBER Z2005296 CD:** The request of Claudia Teresa Hidalgo, Applicant, for Claudia Teresa Hidalgo, Owner(s), for a change in zoning from “R-6” (CD-2 Residences) Residential Single-Family with a Conditional Use for 2 residences on one lot to “R-6” (CD-Multi-Family) Residential Single-Family with a Conditional Use for multi-family dwellings not to exceed 5 units per acre on the west 108.9 feet of Lot 203, Block 19, NCB 11118. 344 Gillette Boulevard. (Council District 3)
18. **ZONING CASE NUMBER Z2006016 S:** The request of Brown P.C., Applicant, for McAllister Car Wash, LLC, Owner(s), for a change in zoning from “C-2” Commercial District to “C-2NA” S Commercial, Nonalcoholic Sales District with a Specific Use Permit for a Car Wash on Lot 4, Block 4, NCB 17653, 12930 Jones Maltsberger Road. (Council District 9)
19. **ZONING CASE NUMBER Z2005290:** The request of Brown, P.C., Applicant, for 3500 Goliad Road, L.P., Owner(s), for a change in zoning from “R-4” Residential Single-Family District to “C-3” General Commercial District on Parcel 1, NCB 10880, 3600 Block of Goliad Road. (Council District 3)
20. **ZONING CASE NUMBER Z2006011:** The request of Bruce Shepherd, Applicant, for Bruce Shepherd, Owner(s), for a change in zoning from “C-3” General Commercial District and “C-2” Commercial District to “RM-5” Residential Mixed District on Lot 76, Block 1, NCB 16273, 13600 Block of O'Connor Road. (Council District 10)
21. **ZONING CASE NUMBER Z2006028:** The request of Brown, P. C., Applicant, for Leinguer Ventures, LLC, Owner(s), for a change in zoning from “C-3” General Commercial District to “MF-33” Multi-Family District on 16.31 acres out of NCB 16588, 17302 Nacogdoches Road. (Council District 10)
22. **ZONING CASE NUMBER Z2006033:** The request of Perry Homes, A Joint Venture, Applicant, for State of Texas General Land Office (Attn: Chris Palmer), Owner(s), for a change in zoning from “I-1” General Industrial District to “R-4” Residential Single-Family District on 31.66 acres out of NCB 16115, 1800 Grandstand Drive. (Council District 6)
23. **ZONING CASE NUMBER Z2006043:** The request of City of San Antonio, Applicant, for Rob and Nancy Talbott, Owner(s), for a change in zoning from “C-2” Commercial District and “C-3R” Restrictive Commercial District to “NC” Neighborhood Commercial District on Lot 11, Block 1, NCB 17820, 3615 Tavern Oaks. (Council District 10)

24. **ZONING CASE NUMBER Z2006034:** The request of Robert N. Hamilton, Applicant, for Dr. Martin Garcia, Owner(s), for a change in zoning from “I-1” General Industrial District to “C-2” Commercial District on Lot D and 270, Block 3, NCB 9488, 6730 South Flores Street and 103 Lorita Drive. (Council District 3)
25. **ZONING CASE NUMBER Z2006035:** The request of Granite S. A. Portfolio IV S, L.P., Applicant, for Granite S. A. Portfolio IV S, L.P., Owner(s), for a change in zoning from “C-1” Commercial District to “C-2” Commercial District on 2.450 acres out of NCB 12830, 8300 Wurzbach Road. (Council District 8)
26. **ZONING CASE NUMBER Z2006039 CD:** The request of City of San Antonio, Applicant, for Big Town Plaza (Robert F. Shultz), Owner(s), for a change in zoning from “C-3” General Commercial District to “RM-4” (CD- Five Detached Dwellings) Residential Mixed District with a Conditional Use for Five Detached Dwellings on the west 45 feet of Lot 5 and that portion of Lot 18, Block 8, NCB 8777 located North of the New Laredo Highway (U. S. Highway 81), 1103 New Laredo Highway. (Council District 4)
27. **ZONING CASE NUMBER Z2006042:** The request of Charles Martin Wender, Applicant, for Westover Hills Development Partners, L. P., Owner(s), for a change in zoning from “C-3” Commercial District and “ED” Entertainment District to PUD “MF-33” Planned Unit Development Multi-Family District on 14.85 acres out of NCB 17673, 9800 Block of Rogers Road. (Council District 6)
28. **ZONING CASE NUMBER Z2006044:** The request of San Antonio Produce Terminal Market, Applicant, for San Antonio Produce Terminal Market, Owner(s), for a change in zoning from “I-2” Heavy Industrial District and “I-1” General Industrial District to “L” Light Industrial District on 0.742 acres out of Lot 193, NCB 35, 1618 S. Zarzamora Street. (Council District 5)
29. **ZONING CASE NUMBER Z2006049 CD:** The request of Roy R. Barrera, Sr., Applicant, for Roy R. Barrera, Sr., Owner(s), for a change in zoning from PUD “RM-4” Planned Unit Development Residential Mixed District and “RM-4” Residential Mixed District to PUD “RM-4” (CD- Outdoor Art Gallery) Residential Mixed Planned Unit Development District with Conditional Use for an Outdoor Art Gallery on Lot 13B, Lot 14B and Lot 15B out of NCB 14735 and “RM-4” (CD- Outdoor Art Gallery) Residential Mixed District with Conditional Use for an Outdoor Art Gallery on Lot TR-16, Lot TR-17 and Lot TR-18 out of NCB 14735 on Lot 13B, Lot 14B, Lot 15B, Lot TR-16, Lot TR-17 and Lot TR-18 out of NCB 14735 (5.8630 acres), 11356 Vance Jackson Road. (Council District 8)
30. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
31. **ADJOURNMENT**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S Alamo. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245

CASE NO: Z2005282 CD

Final Staff Recommendation - Zoning Commission

Date: February 21, 2006

Council District: 1

Ferguson Map: 583 A-1

Applicant Name:

City of San Antonio

Owner Name:

Multiple Owners

Zoning Request: From "R-4" RIO-1 Residential Single-Family, River Improvement Overlay District to "R-4" RIO-1 (CD - 2, 4 and 6 Units) Residential Single-Family Conditional River Improvement Overlay District with a Conditional Use for 2, 4, and 6 units as per Black and White Exhibit Map.

Property Location: Lots 1 and 2, NCB 6938; Lots 1, 8, the west 12.5 feet of 9, the east 12.5 feet of 12, 13 and 14, NCB 6939; Lots 20 and 21, Block 2, NCB 6530; Lots 4 and the west 25 feet of 5, Block 3, NCB 6202; Lots 9 and the west 25 feet of 10, Block 4, NCB 6203 and Lots 19 and 20, Block 2, NCB 6201; Northeast Irregular 37.4 feet of Lot 1, Lots 2 and 3, and Northwest Irregular 10 feet of Lot 4, NCB 7080 and the Southeast 17.3 feet of Lot E, NCB A-2

803, 831, 850, 853, and 857 East Magnolia; 115 and 134 Armour Place; 205 Ostrom; 120 Anastacia and 668 East Woodlawn

Properties in the neighborhood bound by East Mulberry Avenue to the North, East Craig Place to the South, River Road to the East and Dewberry Street to the West

Proposal: To allow multi-family dwellings

Neigh. Assoc. River Road Neighborhood Association

Neigh. Plan River Road Neighborhood Plan

Traffic Impact Analysis:

A traffic impact analysis is not required.

Staff Recommendation:

Consistent

The amended neighborhood plan calls for low and medium density at these locations.

The 2000 River Road Neighborhood Plan Update called for the application of appropriate zoning classifications to all multi-family properties in the neighborhood.

Approval

Per direction from City Council, staff has identified properties within the River Road neighborhood that are eligible to be utilized as low-density multi-family properties. The current zoning, which is "R-4" RIO-1 Residential Single-Family River Improvement Overlay District, does not allow multi-family uses. The 2001 conversion to the Unified Development Code reclassified properties within the River Road neighborhood to a single-family residential zoning classification, which no longer allowed duplexes. However, under the zoning of the 1938 code, many properties in the neighborhood had various multi-family uses. The previous zoning classification was "B" Residential District, which allowed single-family residences and duplexes.

Direction from City Council is to identify and rezone those properties that currently have multi-family uses.

CASE NO: Z2005282 CD

Final Staff Recommendation - Zoning Commission

Additionally, Staff has also been directed to restore the historic flexibility of eligible properties in which the owner desires to operate a duplex use in the future. Staff is recommending a conditional zoning classification for all properties, thus ensuring that, should the multi-family use cease, the property must be reverted to single-family residential. All properties meet the current dimensional code requirements for their requested conditional zoning.

Through the city's CDBG Rezoning Program, Staff has conducted a study of the properties within the River Road neighborhood boundaries and developed a recommended rezoning proposal that would conform to the updated neighborhood plan.

Staff invited all residential property owners in the neighborhood to a regularly scheduled meeting of the River Road Neighborhood Association at the Lion's Field Citizen's Center on November 17, 2005. A map of multi-family eligible properties was presented at the meeting and property owners were given the opportunity to request the conditional zoning. The meeting notice also recommended that property owners not able to attend contact Staff to learn more about the proposal. Eight eligible property owners requested the conditional zoning at the meeting and two property owners called Staff and requested the rezoning in writing.

CASE MANAGER : Rudy Nino, Jr. 207-8389

CASE NO: Z2005290

Final Staff Recommendation - Zoning Commission

Date: February 21, 2006

Zoning Commission Continuance from December 20, 2005 and January 17, 2006

Council District: 3

Ferguson Map: 684 B-2

Applicant Name:

Owner Name:

Brown, P.C.

3500 Goliad Road, L.P.

Zoning Request: From "R-4" Residential Single-Family District to "C-3" General Commercial District.

Property Location: Parcel 1, NCB 10880

3600 Block of Goliad Road

Goliad Road and South East Loop 410

Proposal: Develop a commercial site

Neigh. Assoc. Brookside Neighborhood Association

Neigh. Plan None

Traffic Impact Analysis:

A Traffic Impact Analysis is required. (See below)

Staff Recommendation:

Approval. The subject property is vacant. To the north of the property is "MH" zoning and uses. West of the property is a Residential development. The residential properties on the west side of Goliad face Barkmeyer. South IH 37 and South East Loop 410 surround the rest of the property.

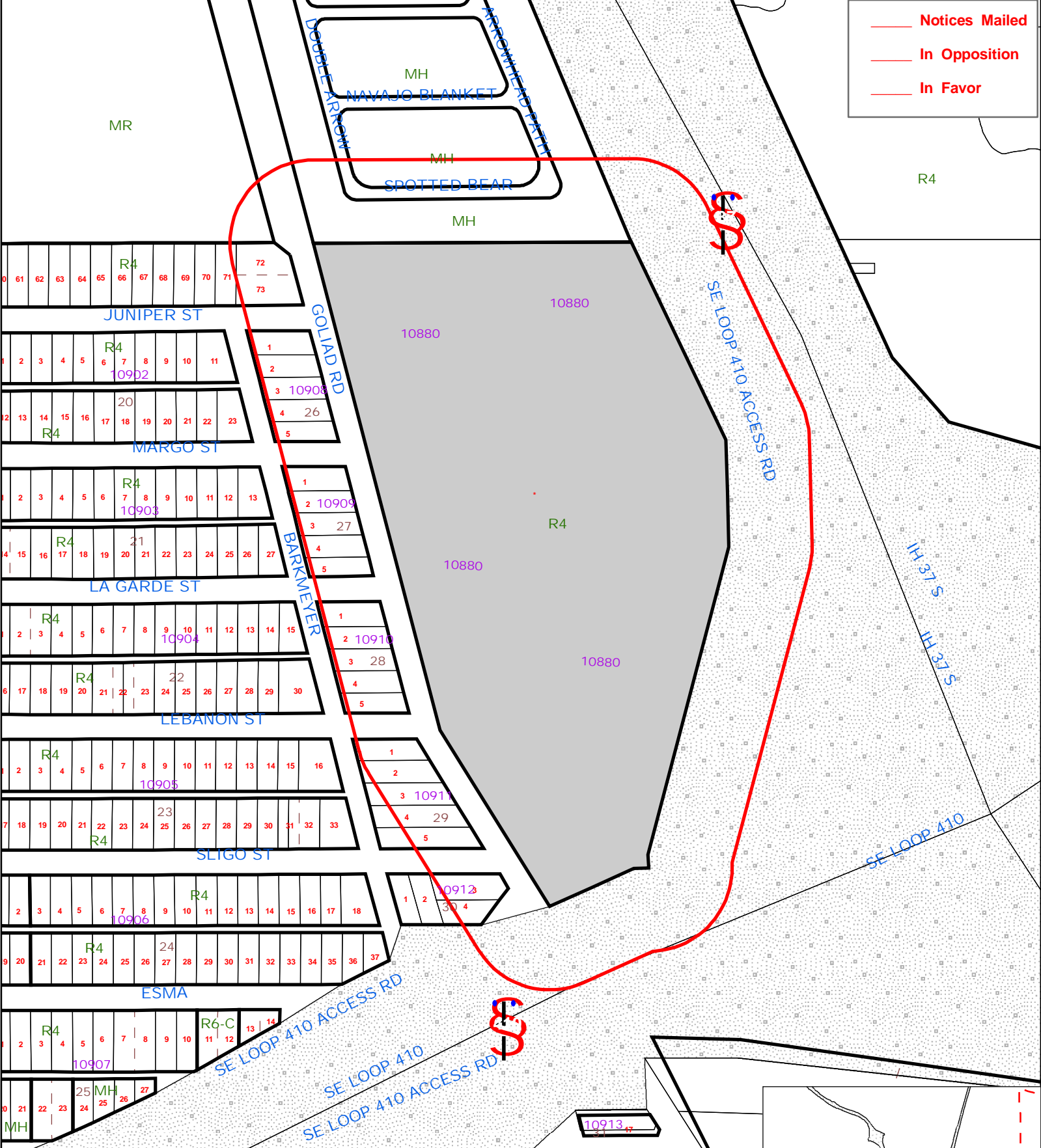
"C-3" zoning is encouraged at the intersections of major arterials. The subject property meets at the intersection of two major Freeways (SE Loop 410 and IH 37 S) and a major thoroughfare (Goliad Road). This intersection makes up a commercial node.

A Level-1 TIA has been submitted, however a Level-2 would be required when a more detailed development on the site is defined. In addition, a Level-2 study performed at this time would not take into account the development activity occurring at Brook City Base with the commercial growth and the addition of DPT Laboratories. The developer has proposed to perform a more extensive study at a future date, when City Brooks is more built-out. The 23.887-acres is currently zoned R-6 Single Family Residential use. The current zoning would have generated approximately 1,320 daily vehicle trips. The property is proposed to be zoned C-3 and developed into shopping center, though no layout has been proposed with the TIA. The proposed C-3 development is projected to generate 11,164 daily vehicle trips, an increase of 9,844 vehicle trips per day.

Due to the limited current traffic on Goliad, and the close location of the freeway, the TIA Division recommends support of re-zoning based on the TIA submitted and will request a more detailed TIA when platted. It is likely that the development will require widening of Goliad when development occurs.

CASE MANAGER : Richard Ramirez 207-5018

— Notices Mailed
— In Opposition
— In Favor



ZONING CASE: Z2005-290

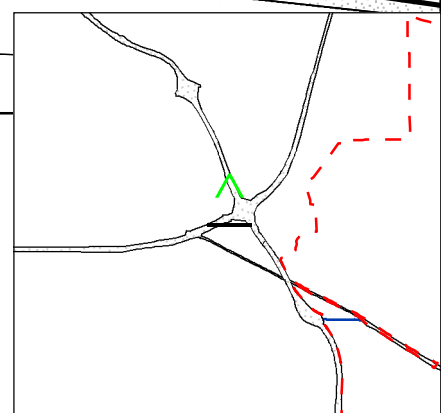
City Council District No. 3
 Requested Zoning Change
 From "R-4" To "C-3"

Date: February 21, 2006
 Scale: 1" = 300'

[Grey Box] Subject Property
 [Red Circle] 200' Notification



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CASE NO: Z2005296 CD

Final Staff Recommendation - Zoning Commission

Date: February 21, 2006

Zoning Commission Continuance from January 17, 2006
and February 07, 2006

Council District: 3

Ferguson Map: 682 C-3

Applicant Name:

Owner Name:

Claudia Teresa Hidalgo

Claudia Teresa Hidalgo

Zoning Request: From "R-6" (CD-2 Residences) Residential Single-Family with a Conditional Use for 2 residences on one lot to "R-6" (CD-Multi-Family) Residential Single-Family with a Conditional Use for multi-family dwellings not to exceed 5 units per acre.

Property Location: The west 108.9 feet of Lot 203, Block 19, NCB 11118

344 Gillette Boulevard

West of the intersection of Clamp Avenue and Gillette Boulevard

Proposal: To build an additional two units, for a total of five.

Neigh. Assoc. None

Neigh. Plan None

Traffic Impact Analysis:

A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

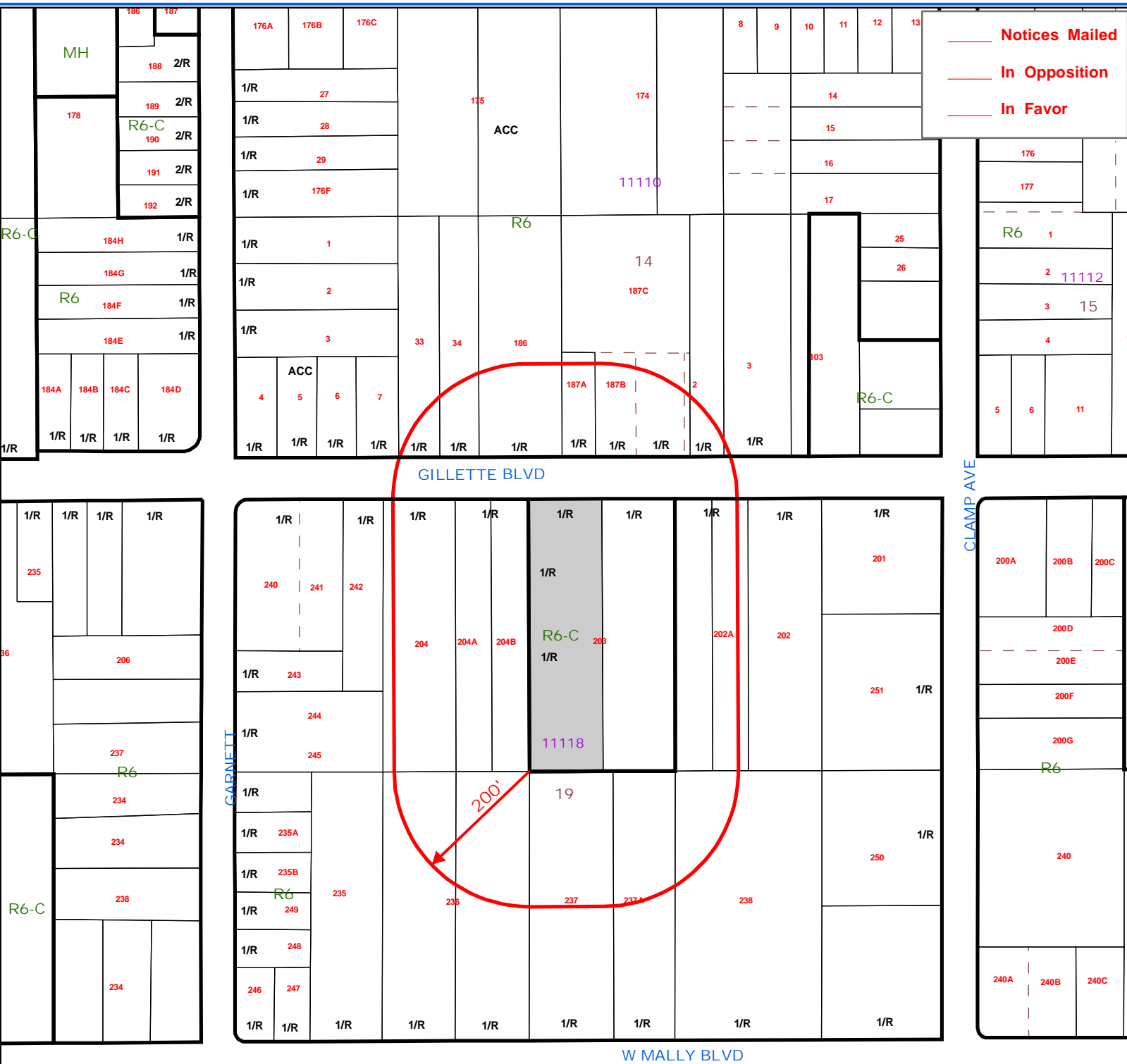
The subject property is currently developed with three single-family residences. The surrounding properties are zoned and developed as single-family residential units. The current conditional zoning for multiple units on one property is also present on the adjacent lot to the east.

The subject property was annexed in 1952 and zoned "B" Residence District. In 1988 the zoning district was changed to "R-1 S.U.P." One Family Residence District with a Special Use Permit for (2) Residences on a lot. The zoning was converted to "R-6" Residential Single-Family with the adoption of the 2001 Unified Development Code (UDC). The current structures were constructed during the 1950s.

The proposed zoning change would permit the development of two new structures thus allowing for a total of five units on the lot. The property is roughly 1 acre in size. Due to the shape of the lot, it would be feasible to develop five units on the property. This zoning change would not increase the allowed density in the "R-6" District. The current zoning allows for seven units per acre. This zoning district would be appropriate at this location.

CASE MANAGER : Robin Stover 207-7945

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor



ZONING CASE: Z2005-296 CD

City Council District No. 3
Requested Zoning Change
From "R-6 CD" To "R-6 CD"
Date: February 21, 2006
Scale: 1" = 200'

[Gray Box] Subject Property
 [Red Circle] 200' Notification

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CASE NO: Z2006001 S

Final Staff Recommendation - Zoning Commission

Date: February 21, 2006

Council District: 9

Ferguson Map: 516 C-2

Applicant Name:

Texas Shine Express, LLC.

Owner Name:

FC Properties One, LTD.

Zoning Request: From "C-3 ERZD" General Commercial Edwards Recharge Zone District to "C-3 ERZD" S General Commercial Edwards Recharge Zone District with a Specific Use Permit for a Carwash.

Property Location: 0.676 acres out of Lot 2 and Lot 3, Block 10, NCB 16329

18150 Blanco Road

Eastside of Blanco Road south of Loop 1604

Proposal: Carwash (Texas Shine Carwash)

Neigh. Assoc. None

Neigh. Plan None

Traffic Impact Analysis:

A Traffic Impact Analysis is not required. The 0.676-acres is currently zoned C-3. The current zoning would have generated approximately 26 vehicle trips per hour at the maximum hour. The property is proposed to be zoned C-3 with special permit for a car wash. The proposed car wash development is projected to generate 65 hourly vehicle trips, an increase of 39 trips per hour.

Staff Recommendation:

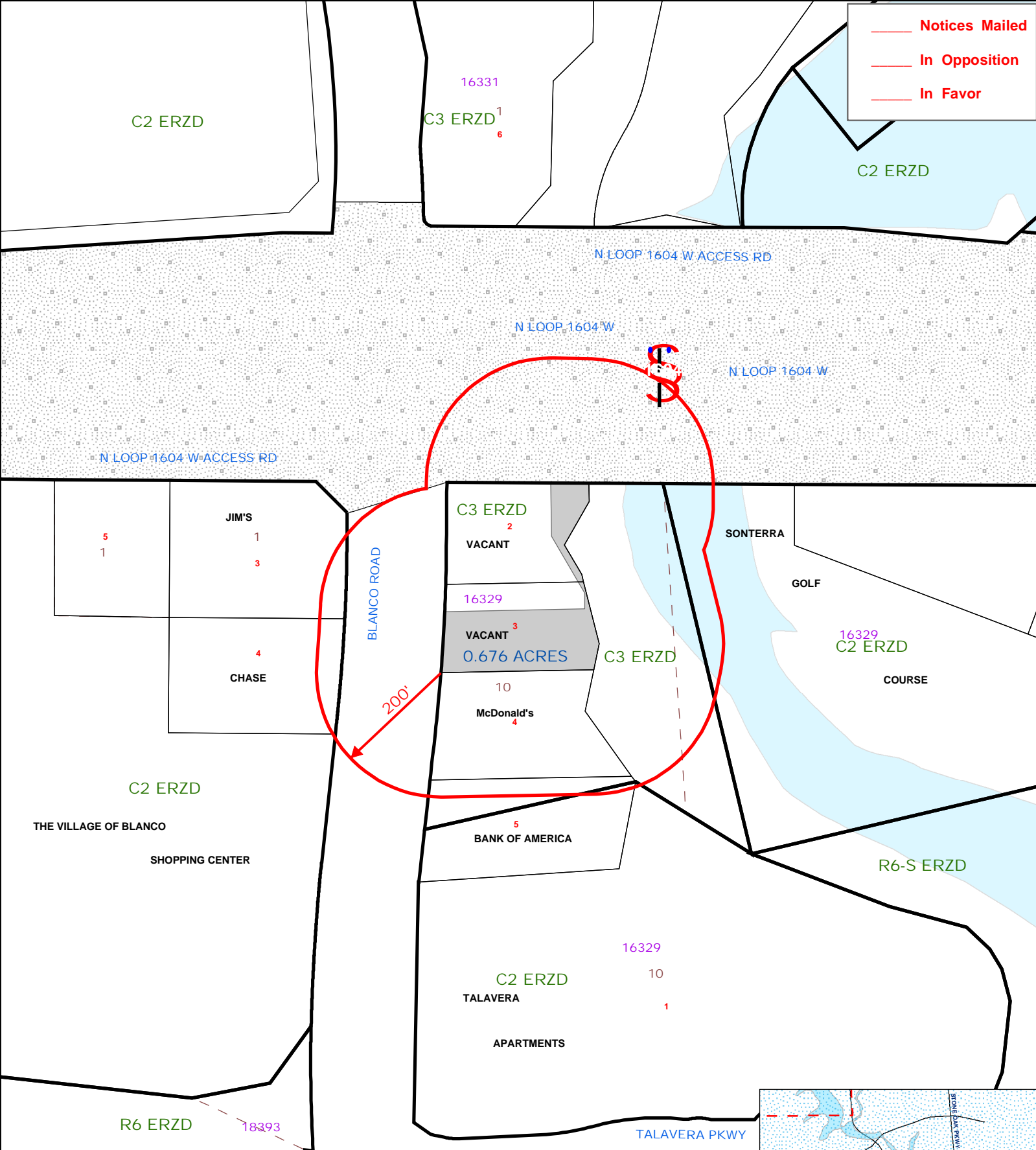
Approval

The subject property is currently undeveloped and located on Blanco Road a major thoroughfare. The subject property is adjacent to "C-3 ERZD" General Commercial Edwards Recharge Zone District to the north (vacant), "C-3 ERZD" General Commercial Edwards Recharge Zone District to the south (McDonald's) "R-6 ERZD" S Residential Single-Family Edwards Recharge Zone District (Sonterra Golf Course) to the east and "C 2 ERZD" Commercial Edwards Recharge Zone District across Blanco Road to the west (Shopping Center). No change is proposed to the base zoning of "C-3 ERZD" General Commercial Edwards Recharge Zone District. The applicant is requesting the S designation because the use of a carwash is not permitted over the ERZD without a Specific Use Permit. A carwash is permitted by right in the "C-3" General Commercial District.

1. SAWS recommends approval of the proposed land use.
2. The property is classified as a Category 1 property.
3. SAWS recommends that the impervious cover on the site shall not exceed 65%

CASE MANAGER : Pedro Vega 207-7980

— Notices Mailed
— In Opposition
— In Favor

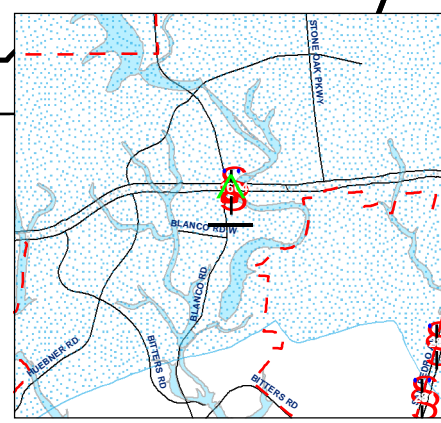


ZONING CASE: **Z2006-001 S**

City Council District No. 9
 Requested Zoning Change
 From "C-3 ERZD" To "C-3 ERZD" S
 Date: February 7, 2006
 Scale: 1" = 200'

Subject Property
○ 200' Notification

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SAN ANTONIO WATER SYSTEM

Interdepartment Correspondence Sheet JAN 26 PM 3:57

To: Zoning Commission Members

From: Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

Copies To: Scott R. Halty, Director, Resource Protection & Compliance Department, Julia I. Mireles, P.E., Mike Barr, Resource Protection Specialist II, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2006001 (Texas Shine Express Blanco Car Wash)

Date: January 26, 2006

SUMMARY

A request for a change in zoning has been made for an approximate 0.676-acre tract located on the city's north side. A change in zoning from "C-3" ERZD to "C-3" SU ERZD is being requested by the applicant, Mr. Douglas P. Schoenenberger. The change in zoning has been requested to allow for the construction of a car wash. The property is classified as Category 1 property.

Based on the site evaluation of the property, and the information submitted by the applicant, SAWS staff recommends **approval** of the proposed land use. Should the city council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

LOCATION

The subject property is located in City Council District 9, near the southeast corner of Loop 1604 and Blanco Road. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from "C-3" ERZD to "C-3" SU ERZD and will allow for the proposed construction of a self service (four bays) and automatic car wash (three bays). Currently the site is a vacant lot that has been graded and is covered with fill.

2. Surrounding Land Uses:

Loop 1604 and Blanco Road is located to the west and north of the property. McDonalds is located to the south of the property. A golf course and Panther Springs Creek is located to the east.

3. Water Pollution Abatement Plan:

The Sonterra South Commercial Water Pollution Abatement Plan (WPAP) was approved by the Texas Commission on Environmental Quality (TCEQ) on September 4, 1997. There were a total of three geologic features. Feature S-1 is rated as not sensitive. Features S-2 and S-3 are both sinkholes and are rated as being sensitive. Per the WPAP and approval by TCEQ, geologic features S-2 and S-3 have been sealed with fill material.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted an evaluation, on December 22, 2005, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS staff Geologist, Mr. Gregory James, P.G., was present during the site evaluation.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site was underlain by the Dolomitic Member of the Edwards Aquifer. This could not be confirmed during the site evaluation due to coverage by alluvium and fill material.

Permeability within the Dolomitic Member is generally associated with structural features. Some matrix permeability is possible, but this is also usually associated with structural features such as bedding planes. The Dolomitic Member is generally 110 to 130 feet thick in full section.

A dry creek bed is located approximately 100 feet to the east of the project boundary. The hydraulic gradient for this project trends in the direction of this creek bed.

No significant features were observed on the project site.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

Site Specific Concerns

1. All wash water should be contained within the car wash process area and gray water should not be allowed to drain off site.
2. A floodplain lies down gradient from the site, along the eastern portion, where recharge may occur.

General Concerns

1. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.
2. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

ENVIRONMENTAL RECOMMENDATIONS

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

Site Specific Recommendations

1. The impervious cover shall not exceed 65% on the site.
2. All areas and/or car wash bays shall have sumps.
3. All wash water must be recycled or the proper permits obtained to allow for the discharge of wash water to the sanitary sewer system.
4. As a secondary safety measure the water quality basin will act to capture the runoff.
5. The car wash shall recycle 120 GPM of all wash-water.
6. Sand interceptors shall be installed in the drainage systems of the following establishments: garages, car washes, service stations, or any place of business where heavy solids or solids greater than ½ inch may be introduced into then sanitary sewer system. The sizing criteria for a sand interceptor shall be based on the required GPM X 12-minute retention times to obtain the tank size in gallon capacity or as amended in the Unified Plumbing Code.¹

¹ Unified Plumbing Code, 2003

7. The owner should participate in the volunteer SAWS Commercial Car Wash Conservation Program that requires a participant to recycle at least 50% of all used water.
8. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.
9. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, shall be used.
10. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.

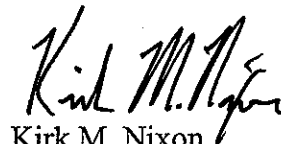
General Recommendations

1. Development within the floodplain and floodplain buffer zones must be in accordance with Ordinance No. 81491 governing development on the Edwards Aquifer Recharge Zone in the Floodplain Preservation Area(s).
2. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
3. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.

4. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
 - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
 - D. A copy of the approved Water Pollution Abatement Plan.
5. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
6. If a water quality basin is constructed on the property, the following is required:
 - A. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3526 to schedule a site inspection.
 - B. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3526 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.
 - C. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
 - D. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division of SAWS.
7. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.

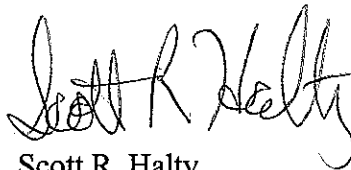
8. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.



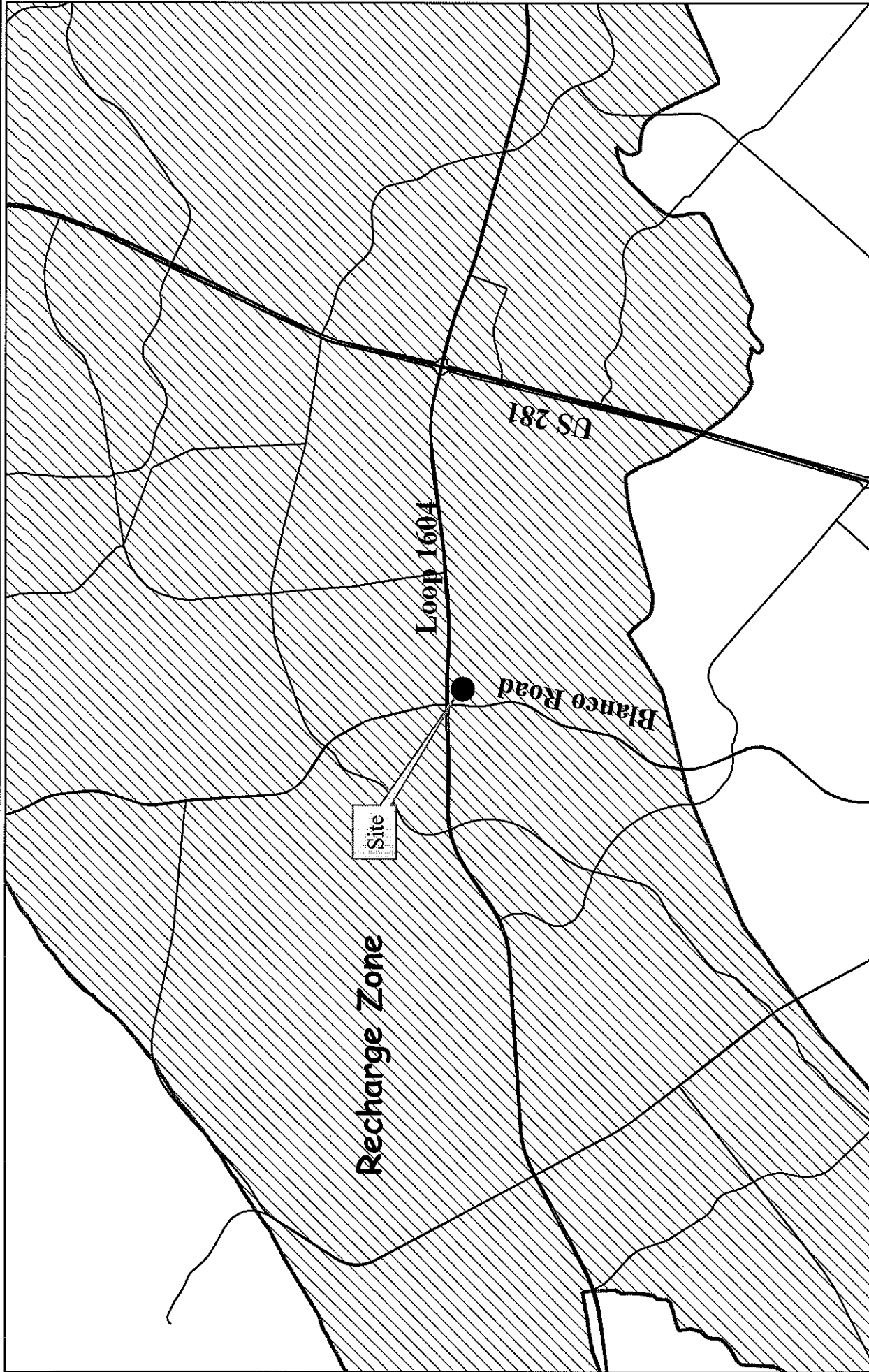
Kirk M. Nixon
Manager
Resource Protection Division

APPROVED:



Scott R. Halty
Director,
Resource Protection & Compliance Department

KMN:MJB



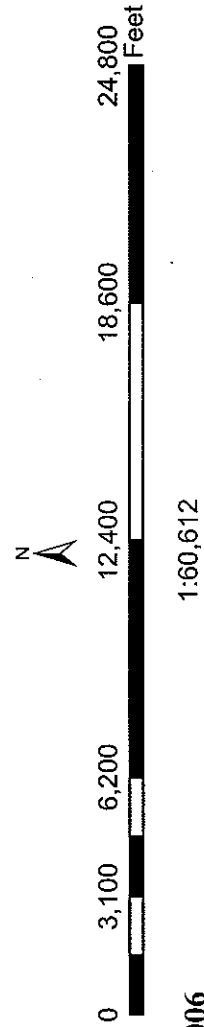
Zoning Case No. Z2006001 Figure 1

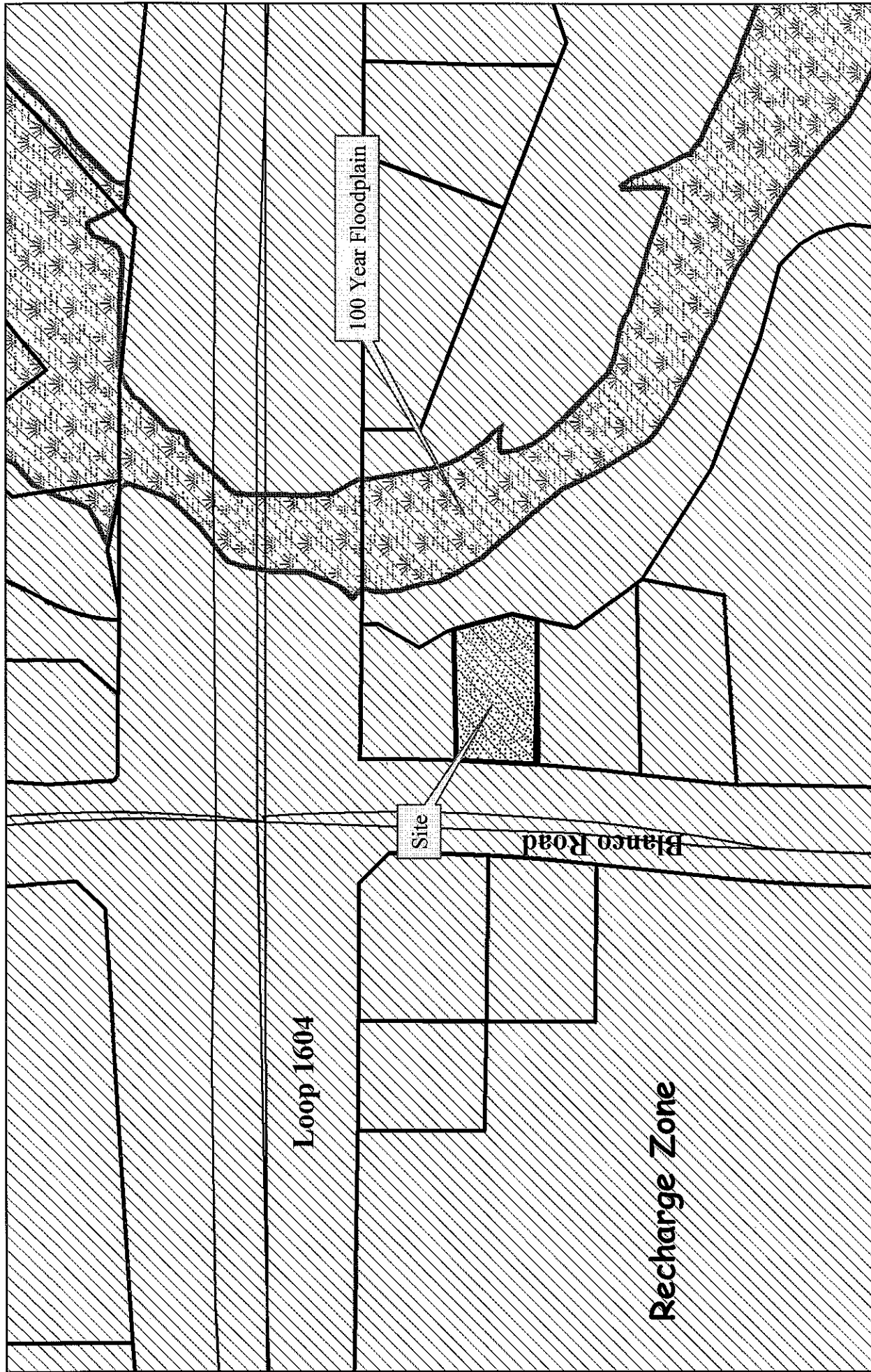
Texas Shine Express Blanco Car Wash

Map Page 516 C2

X=2124950 Y=13768746

Map Prepared by Aquifer Protection and Evaluation MJB 1/4/2006





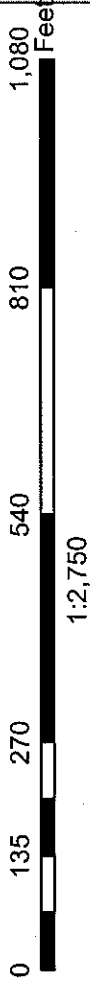
Zoning Case No. Z2006001 Figure 2

Texas Shine Express Blanco Car Wash

Map Page 516 C2

X=2124950 Y=13768746

Map Prepared by Aquifer Protection and Evaluation MJB 1/4/2006



CASE NO: Z2006008

Final Staff Recommendation - Zoning Commission

Date: February 21, 2006

Council District: 8

Ferguson Map: 513 D-5

Applicant Name:

Owner Name:

Our Lady of the Atonement Catholic Church

Our Lady of the Atonement Catholic Church

Zoning Request: From "DR ERZD" Development Reserve Edwards Recharge Zone District to "RM-6 ERZD" Mixed Residential Edwards Recharge Zone District.

Property Location: Lot 15, Block 6, NCB 4547

15415 Red Robin Road

West side of Red Robin Lane and Wild Eagle Road

Proposal: To construct and expand an existing school and church

Neigh. Assoc. Hills and Dales Neighborhood Association

Neigh. Plan None

Traffic Impact Analysis:

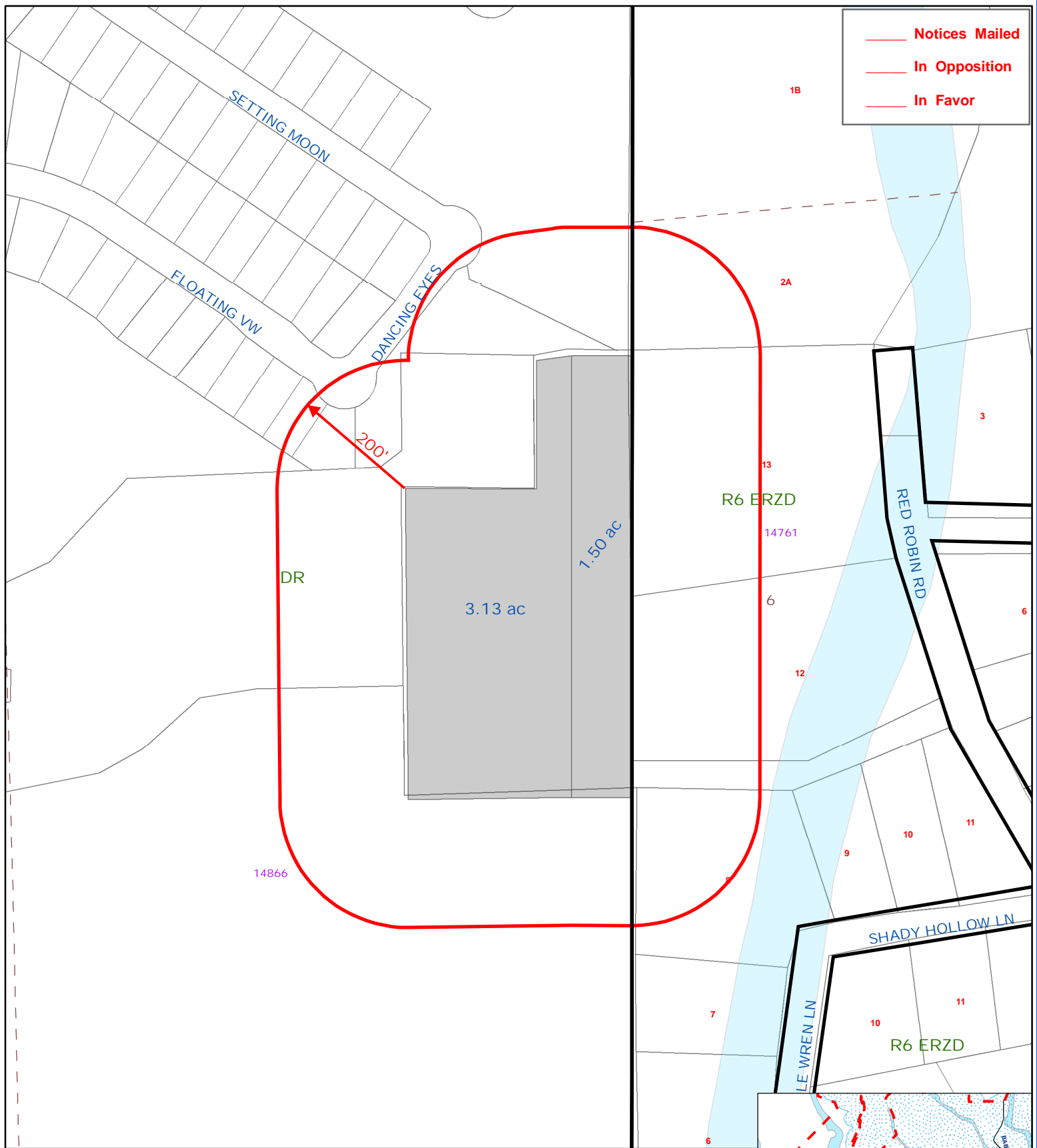
A Traffic Impact Analysis has been submitted in 2004. Current zoning is R-6 and would generate 38 hourly trips developed as single family use. The property is owned by Our Lady of the Atonement Catholic Church. The parcel is proposed to be zoned RM-6 and developed with a church and private school, both expansions to existing facilities. The proposed development is projected to generate 205 weekday morning trips per hour and 184 Sunday morning trips per hour in addition to the existing traffic volumes from the site. Access to the site is from local streets in the Hills and Dales subdivision.

Staff Recommendation:

Approval. The requested zoning from DR to RM-6 is for the expansion of an existing facility. RM-6 allows for the school and the church facility. The adjoining property is vacant and zoned DR. DR zoning is a temporary classification for annexed property. DR uses and development standards are those permitted in R-6.

SAWS recommendation is for approval. The property is classified as Category 1 property. The impervious cover shall not exceed 50% on the site.

CASE MANAGER : Richard Ramirez 207-5018

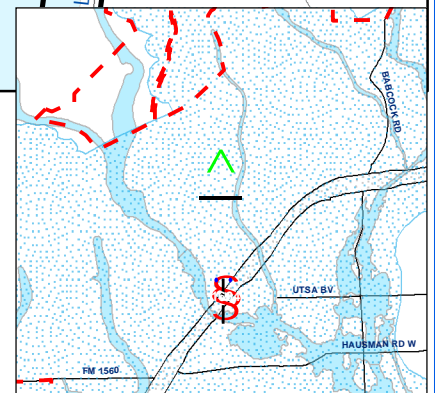


ZONING CASE: Z2006-008

City Council District No. 3
Requested Zoning Change
From "DR ERZD" To "RM-6 ERZD"
Date: February 21, 2006
Scale: 1" = 300'

Subject Property
 200' Notification

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DEV. SERVICES

SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet 2006 FEB -8 P 2: 20

To: Zoning Commission Members

From: Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

Copies To: Scott R. Halty, Director, Resource Protection & Compliance Department, Julia I. Mireles, P.E., Mike Barr, Resource Protection Specialist II, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2006008 (Our Lady of Atonement Catholic Church)

Date: February 7, 2006

SUMMARY

A request for a change in zoning has been made for an approximate 4.5-acre tract located on the city's northwest side. A change in zoning from **DR ERZD** to **RM-6 ERZD** is being requested by the applicant, Our Lady of Atonement Catholic Church. The change in zoning has been requested to allow for the construction of a private school and church expansion. The property is classified as Category 1 property.

Based on the site evaluation of the property, and the information submitted by the applicant, SAWS staff recommends **approval** of the proposed land use. Should the city council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

LOCATION

The subject property is located in City Council District 8, near Red Robin Road and Kyle Seale Pkwy. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from **DR ERZD** to **RM-6 ERZD** and will allow for the construction of a private school and church expansion. Currently the site has been graded and is covered in fill.

2. Surrounding Land Uses:

Currently the overall site is an existing church that is located immediately east of the proposed expansion site. An undeveloped lot and Kyle Seale Pkwy is located to the west of the site. Grandview Subdivision is currently under construction to the north of the site. Hills and Dales Subdivision is located to the south of the site.

3. Water Pollution Abatement Plan:

The Our Lady of Atonement Catholic Church Water Pollution Abatement Plan (WPAP) was approved by the Texas Commission on Environmental Quality (TCEQ) on April 16, 2004. There were a total of five geologic features. Two features are rated as being sensitive (S-1 and S-5). Feature S-1 is a solution-enlarged fracture and feature S-5 is a fault. As per the WPAP and approval by TCEQ, both of these features have been sealed with fill material.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted an evaluation, on January 6, 2006, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS staff Geologist, Mr. Gregory James, P.G., was present during the site evaluation.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site was underlain by the Dolomitic Member of the Edwards Aquifer. This could not be confirmed during the site evaluation due to grading activities at the site.

Permeability within the Dolomitic Member is generally associated with structural features. Some matrix permeability is possible, but this is also usually associated with structural features such as bedding planes. The Dolomitic Member is generally 110 to 130 feet thick in full section.

No significant features were observed on the project site.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

General Concerns

1. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.
2. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

ENVIRONMENTAL RECOMMENDATIONS

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

Site Specific Recommendations


1. The impervious cover shall not exceed 50% on the site.
2. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.
3. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, shall be used.
4. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.

General Recommendations

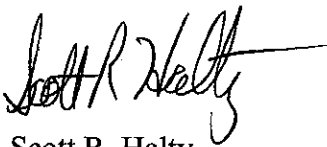
1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
2. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.
3. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
 - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
 - D. A copy of the approved Water Pollution Abatement Plan.
4. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
5. If a water quality basin is constructed on the property, the following is required:
 - A. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3526 to schedule a site inspection.
 - B. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3526 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation.

- C. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
 - D. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division of SAWS.
- 6. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
 - 7. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

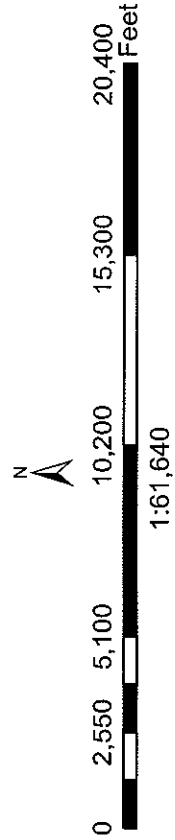
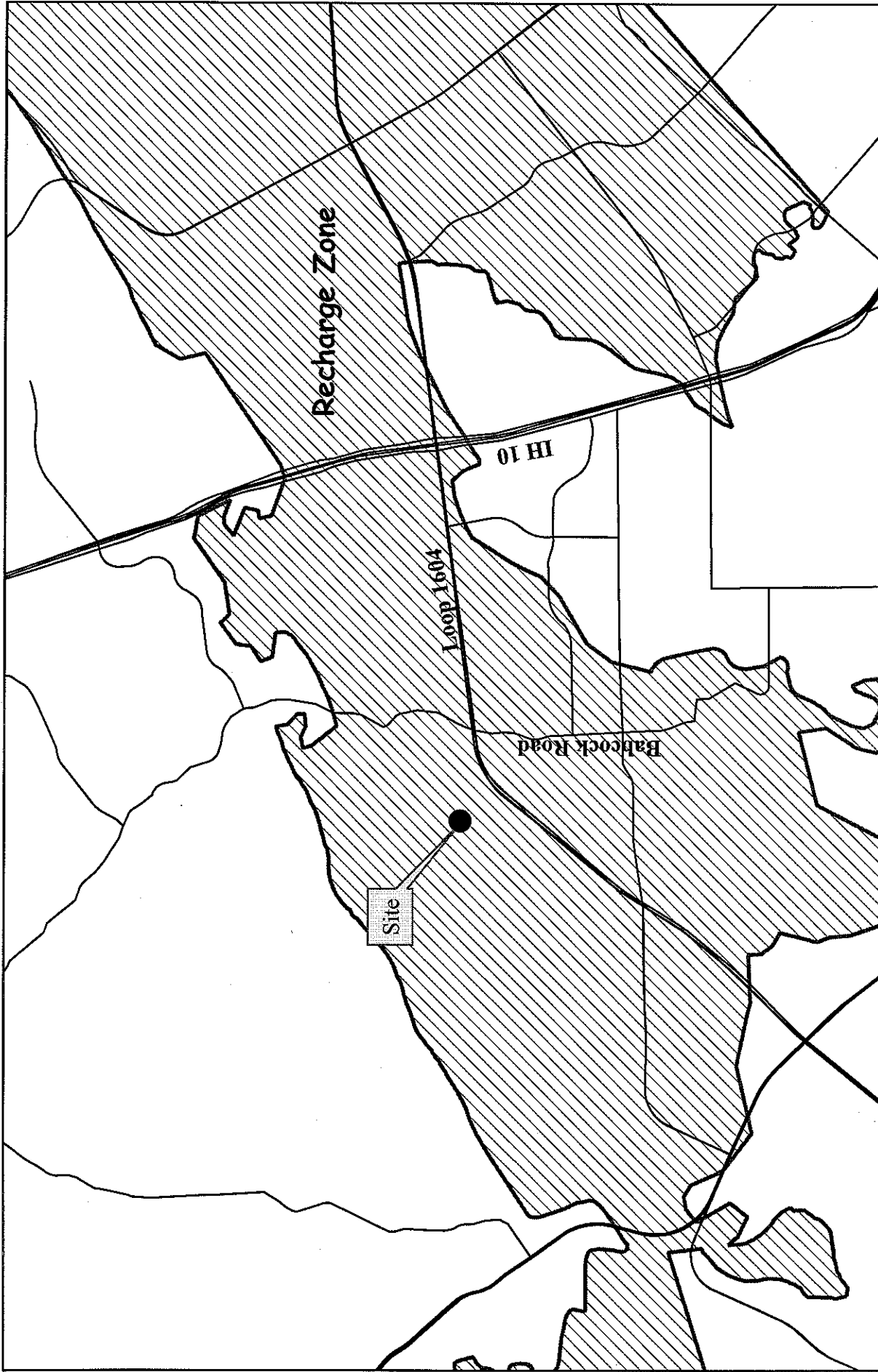
Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.


Kirk M. Nixon
Manager
Resource Protection Division

APPROVED:


Scott R. Halty
Director,
Resource Protection & Compliance Department

KMN:MJB



Zoning Case No. Z2006008 Figure 1

Our Lady of Atonement Catholic Church

Map Page 513 D5

X=2081237 Y=13761366

Map Prepared by Aquifer Protection and Evaluation MJB 1/10/2006

Recharge Zone

Site

100 Year Floodplain

Kyle Seale Pkwy

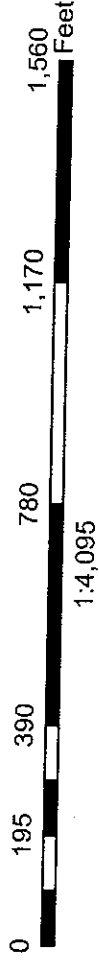
Zoning Case No. Z2006006 Figure 2

Our Lady of Atonement Catholic Church

Map Page 513 D5

X=2081237 Y=13761366

Map Prepared by Aquifer Protection and Evaluation MJB 1/10/2006



CASE NO: Z2006010

Final Staff Recommendation - Zoning Commission

Date: February 21, 2006

Zoning Commission Continuance from January 17, 2006

Council District: 1

Ferguson Map: 582 C7

Applicant Name:

Owner Name:

Christopher A. Madrid

Christopher A. Madrid

Zoning Request: From "R-6" NCD-5 Residential Single-Family Neighborhood Conservation Overlay District to "C-3" NCD-5 General Commercial Neighborhood Conservation Overlay District on Lots 25, 26, and 27 and "O-2" NCD-5 Office Neighborhood Conservation Overlay District on Lots 28, 29 and 30.

Property Location: Lots 25 through 30, Block 3, NCB 6402

823, 827, and 831 West Hollywood Avenue

Proposal: For Restaurant Expansion and Additional Parking

Neigh. Assoc. Beacon Hill Neighborhood Association

Neigh. Plan Midtown Community Plan

Traffic Impact Analysis:

A Traffic Impact Analysis is not required. The current R-6 zoning can generate approximately 29 daily vehicle trips. The property is proposed to be zoned O-2 and developed into a parking lot for the existing Chris Madrid's Nachos and Burgers restaurant. The restaurant as it exists should generate approximately 250 daily vehicle trips which currently utilizes limited parking space. With rezoning, and construction of the parking lot for the existing restaurant, the three lots would see the traffic demands from the restaurant extend further into the residential subdivision. Typical development on property zoned O-2 of this size would generate 50 average daily traffic, an increase of 21 vehicle trips per day over the residential. The TIA Division would recommend community neighborhood support of rezoning, especially from owners of property across from the proposed parking lot.

Staff Recommendation:

Inconsistent

The proposed rezoning from R-6 to C-3 on lots 25, 26, and 27 and from R-6 to O-2 on lots 28, 29, and 30 is inconsistent with Midtown Community Plan. The applicant may achieve consistency with the Plan, and avoid requesting a formal Plan amendment, by amending the zoning application to C-2 on lots 25 and 26, and R-6 (CD-Noncommercial Parking Lot) on lots 27, 28, 29 and 30.

Denial

Commercial encroachment into or the removal or demolition of dwelling units in existing residential neighborhoods to make way for non-residential uses is not encouraged. A rezone to C-2 on Lots 25 and 26 and R-6 CD on Lots 27, 28, 29 and 30 would not prevent commercial encroachment but would allow consistency with the community plan. The Beacon Hill Neighborhood Conservation District overlay (NCD-5) was applied to the area in December of 2005 and includes the subject properties. Conservation districts are designed to preserve, protect and enhance residential neighborhoods and commercial districts. Preserving unique design features and characteristics and promoting compatible development are key goals in conservation districts. The applicant is not requesting any alteration to this overlay.

CASE NO: Z2006010

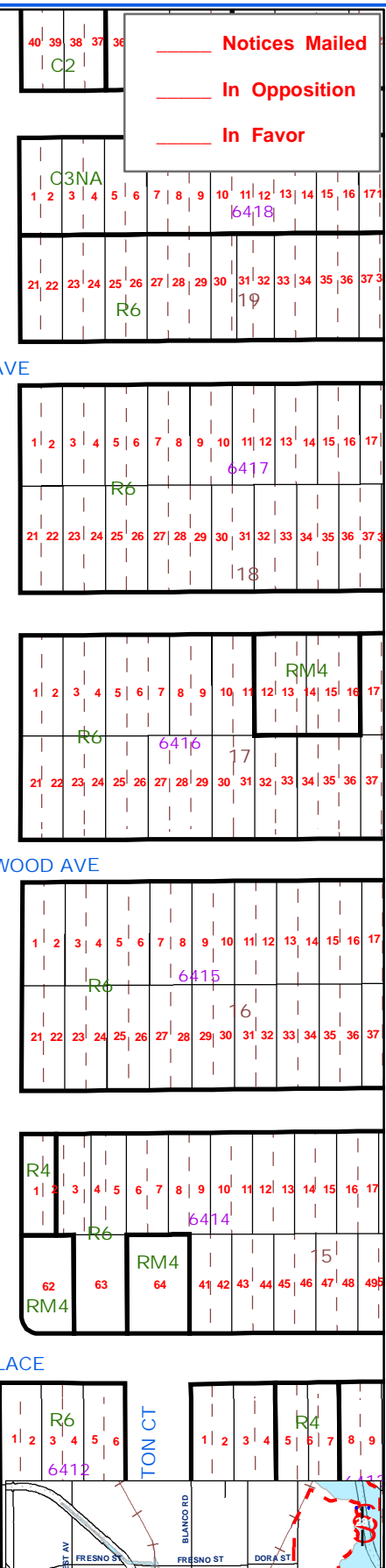
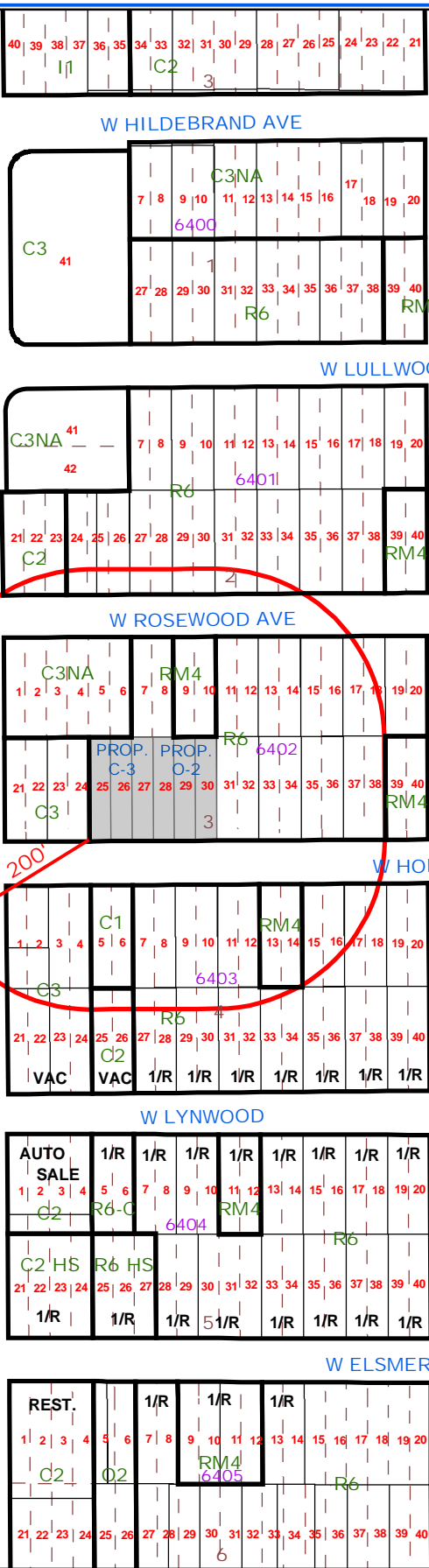
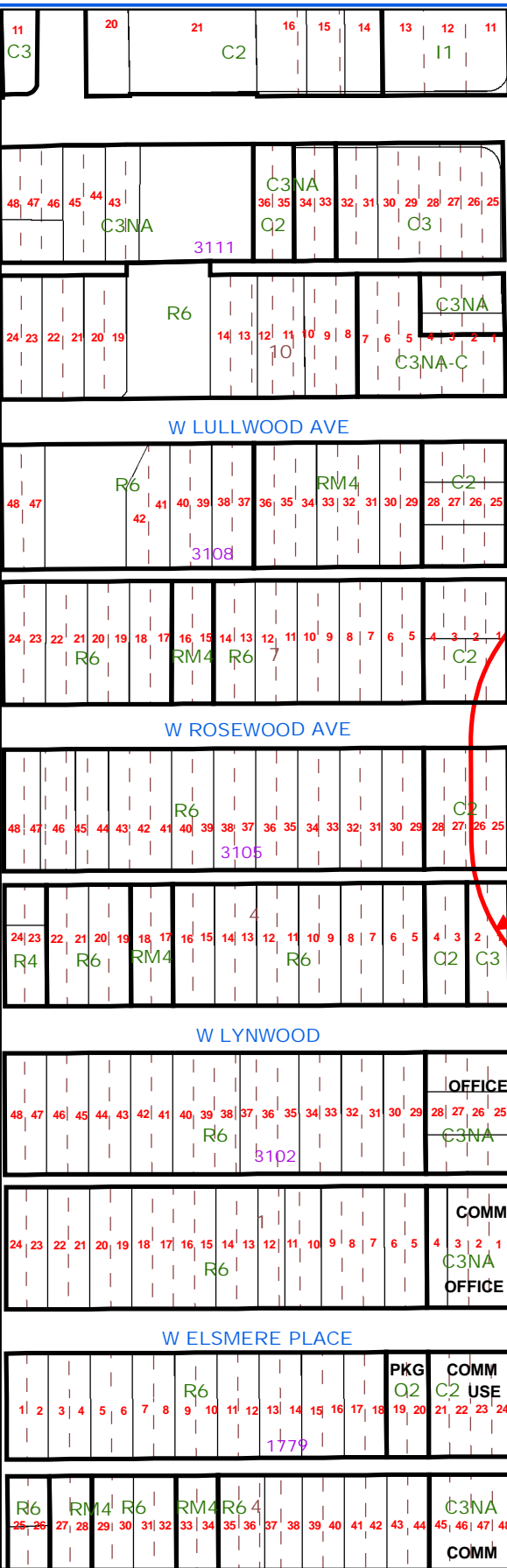
Final Staff Recommendation - Zoning Commission

The applicant is requesting a rezone to allow an expansion of an existing restaurant, "Chris Madrid's Nachos and Burgers," and create an additional parking area. The expansion consists of a detached office/multi-purpose room, proposed for Lots 25 and 26, while a new parking area is proposed for Lots 27, 28, 29 and 30. The restaurant, which has been at this location for about 30 years, has an existing outdoor patio dining area, and itself occupies Lots 21, 22, 23 and 24. There is little area available for expansion or improvement to accommodate the restaurant's ongoing transition from a local into a regional draw.

The subject properties have existing single-family residential dwelling units. Each unit is constructed on two lots measuring 25 feet wide by 123 feet deep for a total of 6,150 square feet. The unit located on lots 25 and 26, 831 W. Hollywood Avenue, is not occupied but the units at 827 (Lots 27 and 28) and 823 (Lots 29 and 30) W. Hollywood Avenue are currently occupied and all are owned by the applicant. To the north, east and south are single-family units zoned R-6. The applicant is proposing to relocate the residential units off the site and not demolish them. Although Lots 1 through 6 to the north of the restaurant are also proposed for additional parking area, the applicant does not actually own these but instead utilizes them a lease agreement. This is why the applicant is seeking to improve Lots 25 through 30 also, as the possibility exists that an improved parking area on Lots 1 through 6 may at some point no longer be available for use.

If a conditional district is approved for Lots 27, 28, 29 and 30, a condition that requires both a Type "B" landscape buffer and a solid fence or wall of at least six feet in height along the east and north lot lines of Lots 27 through 30 should be included. All of these lot abut properties zoned R-6 with single-family residential dwellings either to the north or to the east. Additionally, no direct vehicular ingress to or egress from Lots 29 or 30 to W. Hollywood Avenue should be allowed but instead limited to Lots 26, 27 and 28.

CASE MANAGER : Matthew Taylor 207-5876

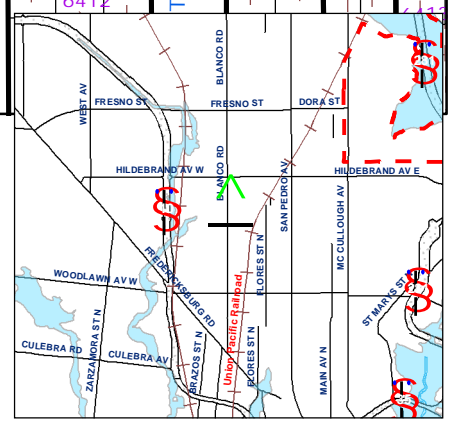


Notices Mailed
In Opposition
In Favor

ZONING CASE: Z2006-010

City Council District No. 1
Requested Zoning Change
From "R-6" To "C-3" and "O-2"
Date: February 21, 2006
Scale: 1" = 200'

Subject Property
200' Notification



CASE NO: Z2006011

Final Staff Recommendation - Zoning Commission

Date: February 21, 2006

Zoning Commission continuance from January 17, 2006
and February 7, 2006

Council District: 10

Ferguson Map: 553 A-1

Applicant Name:

Bruce Shepherd

Owner Name:

Bruce Shepherd

Zoning Request: From "C-3" General Commercial District and "C-2" Commercial District to "RM-5" Residential Mixed District.

Property Location: Lot 76, Block 1, NCB 16273

13600 Block of O'Connor Road

Northeast corner of O'Connor Road and Fountainwood

Proposal: Townhome complex

Neigh. Assoc. Woodstone Neighborhood Association (within 200 feet)

Neigh. Plan None

Traffic Impact Analysis:

A Traffic Impact Analysis is not required.

Staff Recommendation:

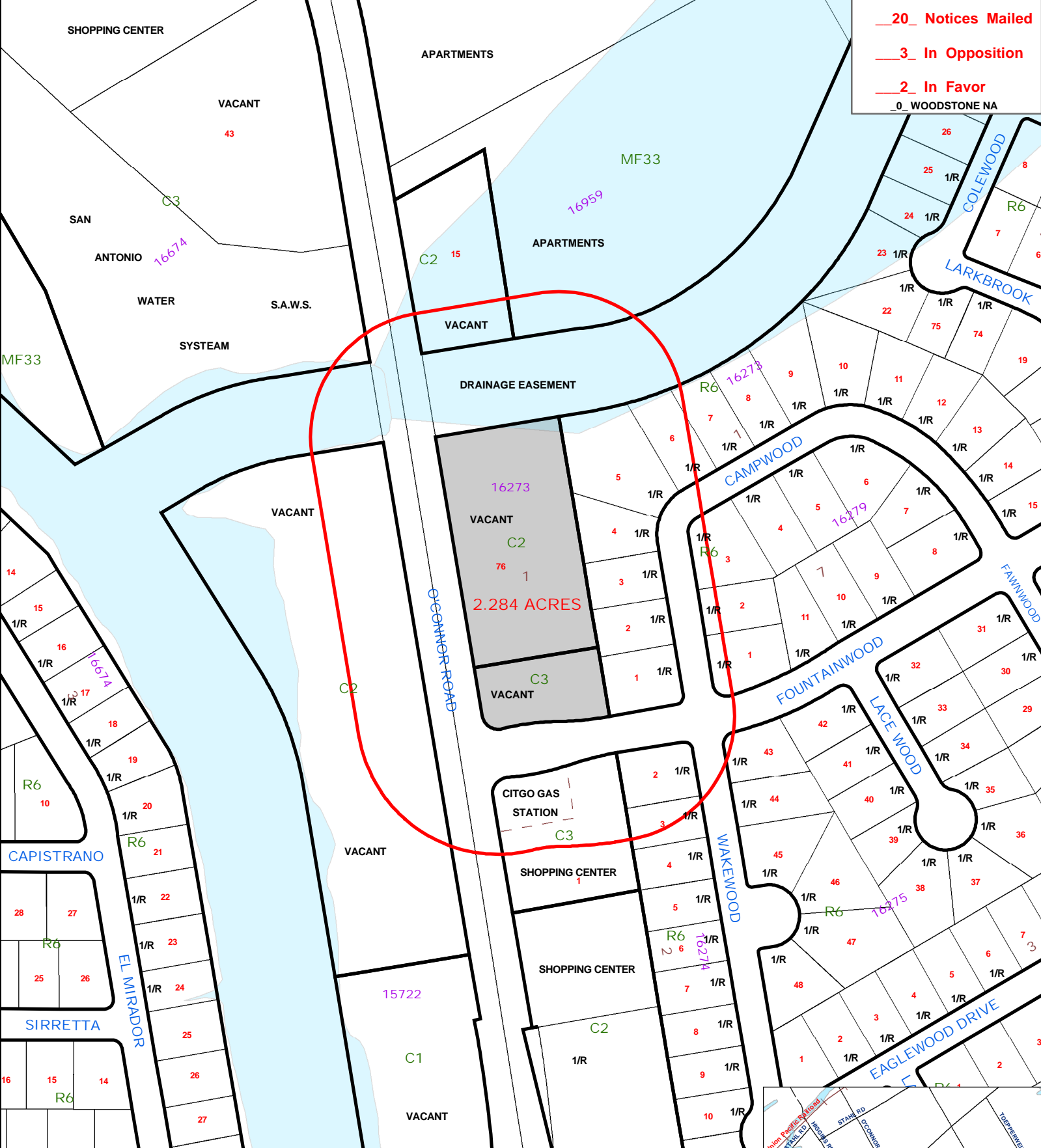
Approval

The subject property is currently undeveloped and located on O'Connor Road a major thoroughfare. The subject property is adjacent to "R-6" Residential Single-Family District to the east (single-family dwellings), "C-2" Commercial District across O'Connor Road to the west (vacant) and "C-3" General Commercial District across Fountainwood to the south (Shopping Center). A drainage easement is located to the north. The change in zoning from a commercial district to a residential mixed district would be a down-zoning. The RM-5 Residential Mixed District provides design flexibility while preserving the neighborhood character.

The subject property was originally zoned "B-3" Business District and "B-2" Business District under the provisions of the 1965 zoning ordinance. The zoning districts later converted to "C-3" General Commercial District and "C-2" Commercial District following the 2001 adoption of the Unified Development Code (UDC). Multiple family dwellings were permitted in the "B-2" Business District.

CASE MANAGER : Pedro Vega 207-7980

20 Notices Mailed
3 In Opposition
2 In Favor
0 WOODSTONE NA

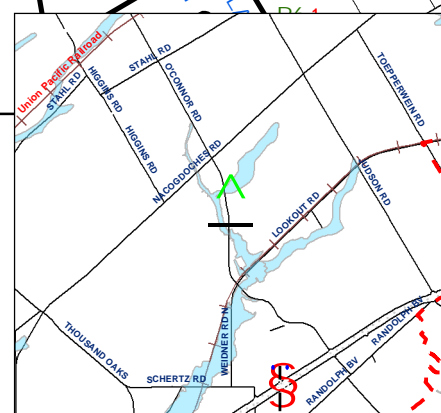


ZONING CASE: Z2006-011

City Council District No. 10
Requested Zoning Change
From "C-2" and "C-3" To "RM-5"
Date: February 21, 2006
Scale: 1" = 200'

Subject Property
 200' Notification

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CASE NO: Z2006015

Final Staff Recommendation - Zoning Commission

Date: February 21, 2006

Council District: 9

Ferguson Map: 515 E-4

Applicant Name:

Brown, P. C. Attorneys at Law

Owner Name:

Rogers Shavano Park Unit 18/19 Ltd.

Zoning Request: From "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "C-2 ERZD" Commercial Edwards Recharge Zone District.

Property Location: 2.105 acres out of NCB 15011

North Loop 1604 West

Proposal: To develop a commercial/retail site

Neigh. Assoc. None

Neigh. Plan None

Traffic Impact Analysis:

A TIA report is not required with rezoning. A TIA may be required at platting if the land being rezoned is incorporated into a larger development.

Staff Recommendation:

Approval

The subject property is located south of the North Loop 1604 West, east of the Shavano Park city limits, and west of the Salado Creek. The surrounding properties are currently vacant and zoned commercial to the north and residential to the east. The property located within Shavano Park to the west is zoned for business use.

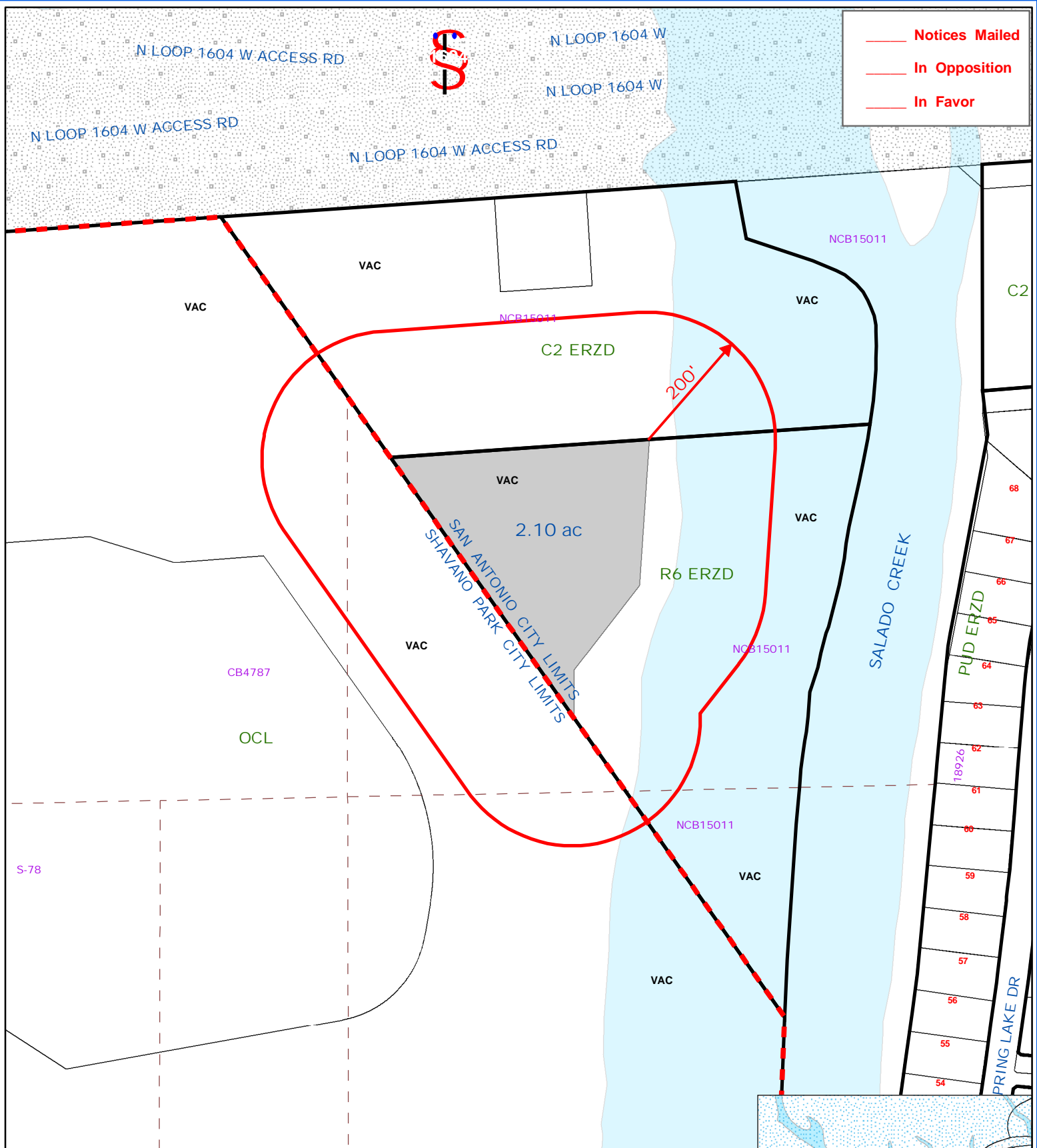
The subject property was previously zoned Temporary "R-1 ERZD" Single Family Residence Edwards Recharge Zone District. A zoning case was initiated in 1993 to change the zoning from Temporary "R-1" to "R-1 ERZD" Single-Family Residential District. The zoning was converted from "R-1 ERZD" to a "R-6 ERZD" Residential Single-Family District with the adoption of the 2001 Unified Development Code (UDC).

The zoning request for a commercial district would be appropriate at this site. This site is not suitable for residential use due to the lack of access and the surrounding commercial districts. The proposed district would conform to the surrounding commercial to the north and west.

SAWS Summary

1. SAWS recommends approval of the proposed land use.
2. A category determination has not been submitted. Until such time the property is classified as a Category 2 property.
3. SAWS recommends that the impervious cover on the site shall not exceed 30%

CASE MANAGER : Robin Stover 207-7945



ZONING CASE: **Z2006-015**

City Council District No. 9

Requested Zoning Change

From "R-6 ERZD" To "C-2 ERZD"

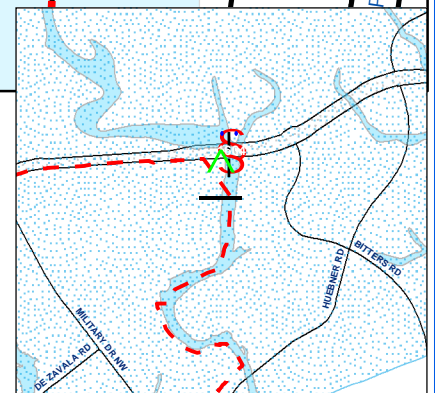
Date: February 21, 2006

Scale: 1" = 200'

Subject Property

200' Notification

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SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet

DEV. SERVICES
2006 FEB -8 P 2: 20

To: Zoning Commission Members

From: Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

Copies To: Scott R. Halty, Director, Resource Protection & Compliance Department, Julia I. Mireles, P.E., Mike Barr, Resource Protection Specialist II, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2006015 (Shavano)

Date: February 7, 2006

SUMMARY

A request for a change in zoning has been made for an approximate 3.0-acre tract located on the city's north side. Of the 3.0 acres, 2.105 acres are located within the City of San Antonio. The remaining 0.895 acres are located in the City of Shavano Park. A change in zoning from "R-6" ERZD to "C-2" ERZD is being requested by the applicant, Brown, P.C., by Mr. Kenneth W. Brown. The change in zoning has been requested to allow a commercial - retail development.

As of the date of this report, an official request for a site specific category determination or an official request for a "substantial alteration" determination has not been received by the Aquifer Protection & Evaluation Division. Based on the information provided, this property is a Category 2 property and shall be developed in accordance with all the provisions stated in Ordinance No. 81491 governing development on the Edwards Aquifer Recharge Zone. However, if the appropriate information is provided to the Aquifer Protection & Evaluation Section, this property may be determined to be a Category 1 property. If the property is determined to be a Category 1 property, staff recommends that the owner/operator use criteria outlined in Section 34-970 "Best Management Practices".

Based on the site evaluation of the property, and the information submitted by the applicant, SAWS staff recommends **approval** of the proposed land use. Should the city council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

LOCATION

The subject property is located in City Council District 9, south of Loop 1604, between NW Military Drive and Bitters Road. Approximately one acre of the overall site is located within the city limits of Shavano Park. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from "R-6" ERZD to "C-2" ERZD and will allow for the construction of a commercial – retail site. Currently the site is covered in native vegetation and undeveloped.

2. Surrounding Land Uses:

An elementary school is west and south of the site. Loop 1604 bounds the northern boundary. Inwood Hollow Subdivision and Salado Creek bounds the eastern boundary.

3. Water Pollution Abatement Plan:

As of the date of this report, a WPAP has not been submitted to the Texas Commission on Environmental Quality (TCEQ). A WPAP will be required to be submitted to and approved by the TCEQ prior to commencement of construction.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a field observation on January 5, 2006 of the referenced property to assess the geologic conditions present at the site. SAWS staff Geologist, Ms. Joan Falkenberg, P.G., was present during the site visit. No significant features were noted during the site observation where the geology was visible; however the majority of the property was covered by thick brushy vegetation and leaf litter. Limestone outcrops were visible at the surface in some areas and exhibited typical weathering features of exposed bedrock. Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site was underlain by the Cyclic and Marine Members of the Edwards Formation located within the Person Formation of the Edwards Group.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

Site Specific Concerns

1. A floodplain lies down gradient from the site, along the eastern portion, where recharge may occur.

General Concerns

1. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.
2. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

ENVIRONMENTAL RECOMMENDATIONS

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

Site Specific Recommendations

1. The impervious cover shall not exceed 30% on the site.
2. A floodplain buffer shall be provided along the eastern portion of the property as required in Ordinance No. 81491, Section 34-913.
3. The land uses within the zoned areas shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as prohibited, that land use will not be permitted on that site.
4. The owner of all water pollution abatement structures shall be responsible for properly maintaining the basin and that it is kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.
5. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S.D.A, shall be used.

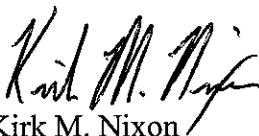
6. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.
7. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.

General Recommendations

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
2. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
 - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
 - D. A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
4. If a water quality basin is constructed on the property, the following is required:
 - A. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 704-7305 to schedule a site inspection.

- B. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 704-7305 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.
 - C. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 704-1158 prior to any discharge of water.
 - D. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division.
- 5. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
 - 6. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.



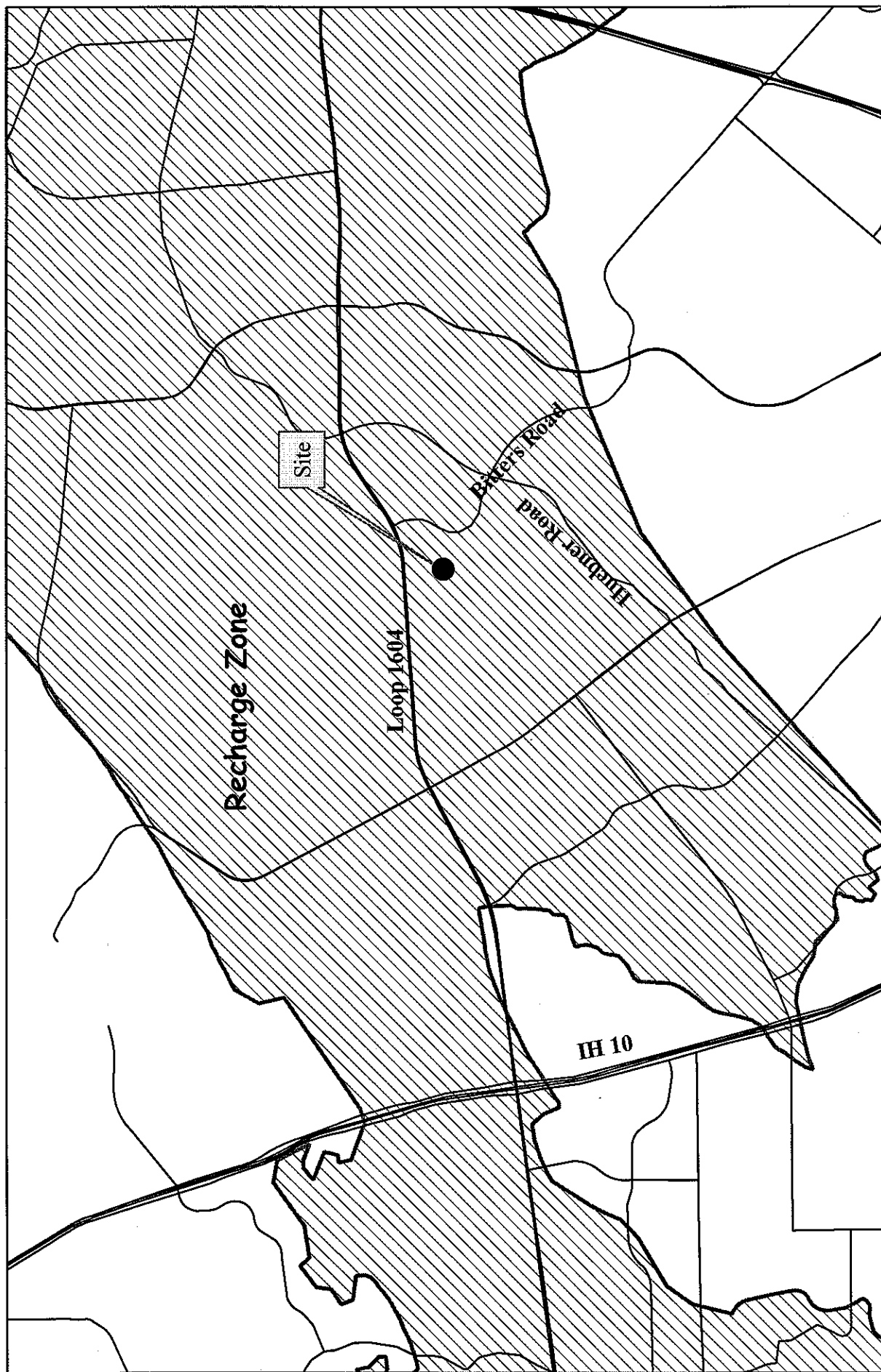
Kirk M. Nixon
Manager
Resource Protection Division

APPROVED:



Scott R. Halty
Director,
Resource Protection & Compliance Department

KMN:MJB



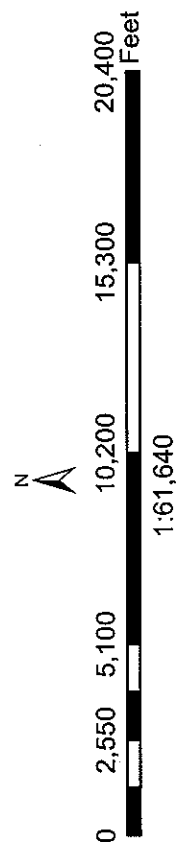
Zoning Case No. Z2006015 Figure 1

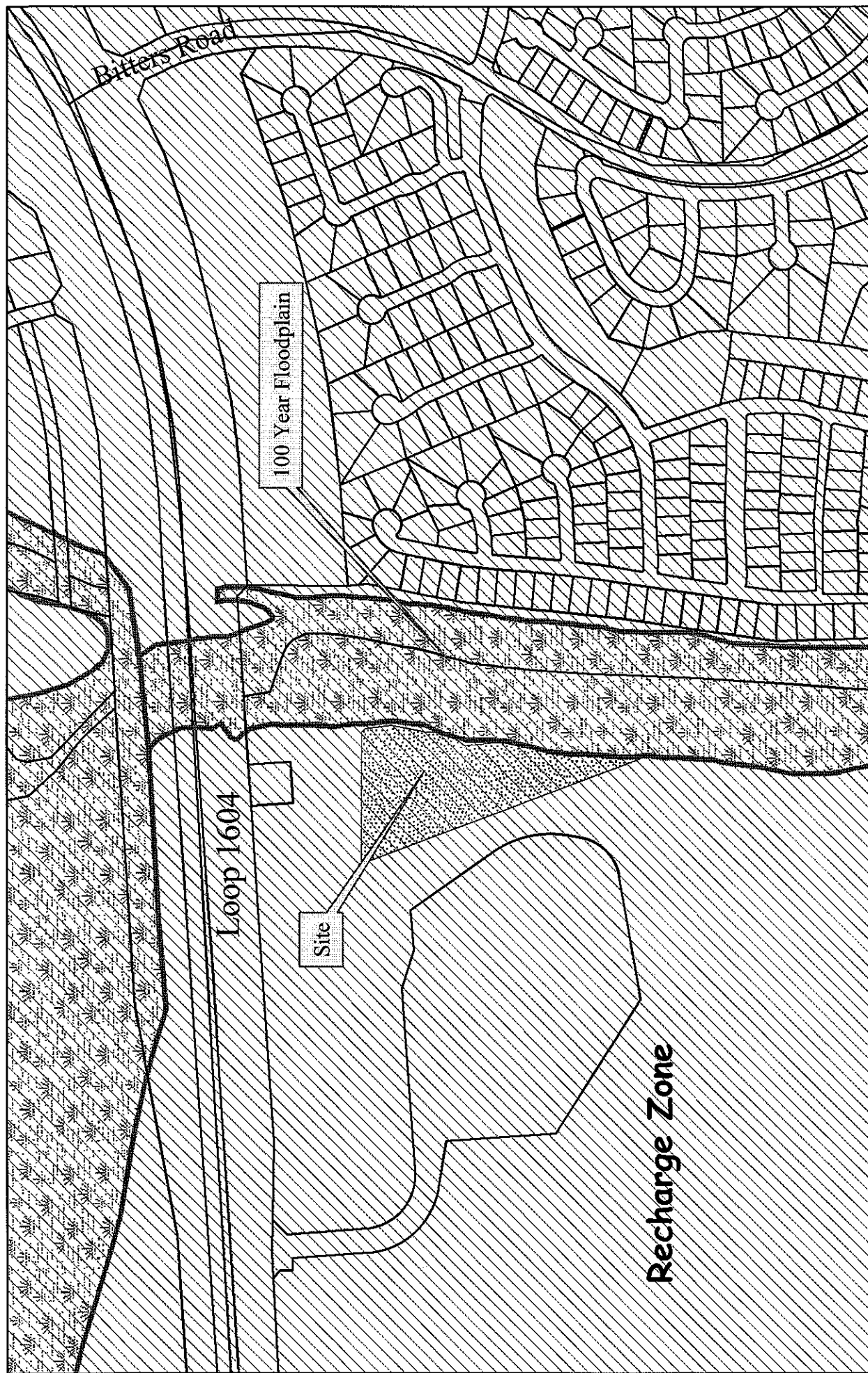
Shavano

Map Page 515 E3

X=2114311 Y=13765744

Map Prepared by Aquifer Protection and Evaluation MJB 1/4/2006





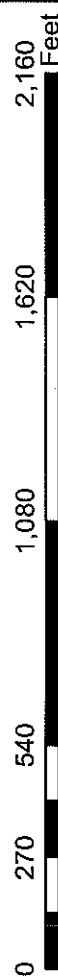
Zoning Case No. Z2006015 Figure 2

Shavano

Map Page 515 E3

X=2114311 Y=13765744

Map Prepared by Aquifer Protection and Evaluation MJB 1/4/2006



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CASE NO: Z2006016 S

Final Staff Recommendation - Zoning Commission

Date: February 21, 2006

Zoning Commission Continuance from January 17, 2006
and February 07, 2006

Council District: 9

Ferguson Map: 551 C-1

Applicant Name:

Owner Name:

Brown P.C.

McAllister Car Wash, LLC

Zoning Request: From "C-2" Commercial District to "C-2 NA S" Commercial, Nonalcoholic Sales District with a Specific Use Permit for a Car Wash.

Property Location: Lot 4, Block 4, NCB 17653

12930 Jones Maltzberger Road

Intersection of Jones Maltzberger Road and Cross Canyon

Proposal: For the development of a car wash facility

Neigh. Assoc. None

Neigh. Plan None

Traffic Impact Analysis:

A Traffic Impact Analysis is not required, however, it may be required at the building or plat stage

Staff Recommendation:

Approval

The subject property is currently vacant and is part of a commercially zoned strip of land located along Jones Maltzberger Road. The property to the northwest, west, and south are zoned for residential use. The properties to the north, and east are zoned for commercial use.

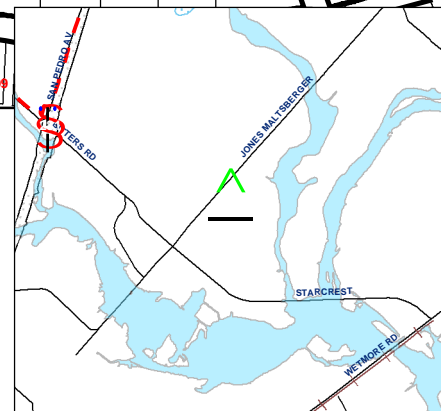
Based on the site plan, a car wash facility would be appropriate at this location. The vacuum cleaners have been positioned toward the front of the lot away from the residential structures. In addition, there is a substantial buffer of vacant land in between the proposed car wash and the existing residential dwellings.

Proposed Staff Conditions:

1. Construct a Type C Landscape Buffer along the portion of the property that is adjacent to the residential development.
2. Restrict access from Cross Canyon Street
3. Pavement shall not encroach further to the southeast as per site plan.
4. Hours of operation shall be restricted to 6:00 a.m. to 11:00 p.m.

CASE MANAGER : Robin Stover 207-7945

6 In Favor



City Council District No. 9
Requested Zoning Change
From "C-2" To "C-2 NA S"
Date: February 21, 2006
Scale: 1" = 200'

 **200' Notification**



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CASE NO: Z2006023

Final Staff Recommendation - Zoning Commission

Date: February 21, 2006

Council District: 8

Ferguson Map: 513 E6

Applicant Name:

Jeanette Blount

Owner Name:

Jeanette Blount

Zoning Request: From "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "C-3NA ERZD" General Commercial Nonalcoholic Sales Edwards Recharge Zone District.

Property Location: Lot 1, Block 4, NCB 14759

7403 West Loop 1604

Northeast Corner of West Loop 1604 and Cotton Tail Lane

Proposal: To Develop a Shopping Center

Neigh. Assoc. Hills and Dales Neighborhood Association

Neigh. Plan None

Traffic Impact Analysis:

A Traffic Impact Analysis is not required. The undeveloped 1.35 acres is currently zoned R-6 for single family residential use, and could generate approximately 88 daily vehicle trips. The property is proposed to be zoned C-3 NA and developed as a shopping center with a proposed structure size of 13,600 sq ft. The proposed C-3 development is projected to generate approximately 583 daily vehicle trips. Access is from Loop 1604, and requires Texas Department of Transportation review and approval. Other access that may be considered is from Cotton Tail, a 60 foot wide local road designed with county standards.

Staff Recommendation:

Denial of C-3NA ERZD, Approval of C-2NA ERZD.

General commercial, or C-3, zoning is most appropriate for uses of a regional nature, preferably at the intersections of major thoroughfares where potential conflicts with less intense residential, office and commercial uses are minimal. The subject property is not located at a major intersection but is instead located at the intersection of the West Loop 1604 access road, a one way thoroughfare, and Cotton Tail Lane which, although serving as a collector, is a local road designed and built to county standards. Additionally, there are established single family residences immediately to the north that abut the subject property. The applicant's request is to develop a small retail center. Presumably, the limited size of the property and available building space would allow a variety of retail and services uses that would not necessarily accommodate many uses that require a C-3 zoning. More than 90% of retail uses and more than 80% of service uses identified as permitted uses in the C-3 zoning district are also permitted by right in the C-2 zoning district. Further, some retail and service uses ordinarily allowed by right in the C-3 district are prohibited when a property is located over the recharge zone. Since a small retail center that is intended to tenant predominately local commercial uses is proposed and most commercial zoning in the immediate vicinity is already zoned C-2, a rezone to C-2NA would be more appropriate and consistent than a rezone to C-3NA.

The subject property, a corner lot, consists of about 1.35 acres and was annexed in the city in 1971, along with much of the existing residential development to the north, also zoned R-6. Most of the current commercial zoning in the vicinity dates from the early 1970's through the mid-1980's, including properties zoned C-2 and C 3 across Loop 1604 to the south and properties zoned C-2 and C-2NA that also front on the north side of the West Loop 1604 access road. Like many of these other commercial properties, the subject property has

CASE NO: Z2006023

Final Staff Recommendation - Zoning Commission

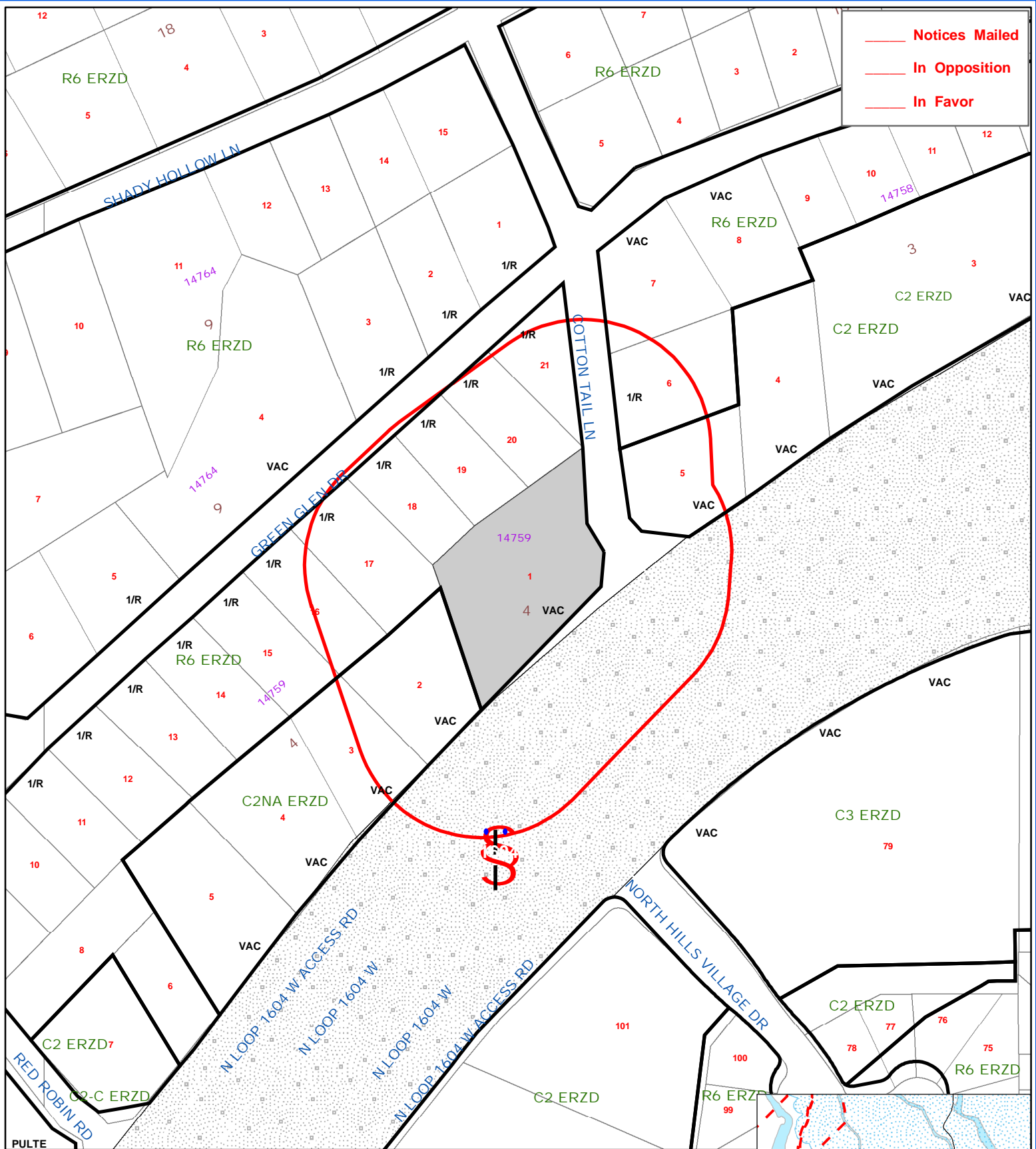
remained undeveloped. The property across Cotton Tail Lane was zoned B-2 in 1985, later converting to C-2, and the lots immediately west of the subject property have C-2NA zoning that dates to 1986. The most recent rezone to C-3 in the vicinity dates to 1997 and is located to the east at the intersection of the Loop 1604 access road and Fawn Lane. Existing commercial uses in the immediate vicinity are Alamo Storage to the south, across Loop 1604, zoned C-3 and an office building to the west at 7507 Loop 1604 zoned C-2.

If approved, a rezone to the C-3 district will require a Type "C" buffer along the north property line, as the subject property abuts a residential district. However, a fence or wall of at least six feet in height is allowed in lieu of the buffer. Similarly, should rezone to C-2 be approved, a Type "B" buffer will be required along the north property line with the same fence or wall option. A landscape buffer will not be required along the west property line since the property immediately to the west already has C-2 zoning but may be required along the east property line.

SAWS Summary

1. SAWS recommends approval of the proposed land use.
2. The property is classified as Category 2 property.
3. SAWS recommends impervious cover on the site shall not exceed 30%.

CASE MANAGER : Matthew Taylor 207-5876



ZONING CASE: **Z2006-023**

City Council District No. 8

Requested Zoning Change

From "R-6 ERZD" To "C-3NA ERZD"

Date: February 21, 2006

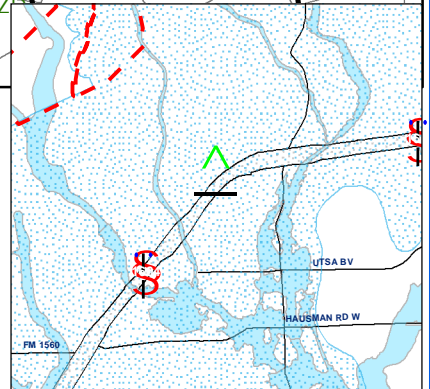
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Subject Property

200' Notification



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CASE NO: Z2006028

Final Staff Recommendation - Zoning Commission

Date: February 21, 2006

Zoning Commission continuance from February 7, 2006

Council District: 10

Ferguson Map: 519 F4

Applicant Name:

Owner Name:

Brown, P. C.

Leinguer Ventures, LLC

Zoning Request: From "C-3" General Commercial District to "MF-33" Multi-Family District.

Property Location: 16.31 acres out of NCB 16588

17302 Nacogdoches Road

Northeast corner of Nacogdoches Road and Dolente Road

Proposal: Multi-family development

Neigh. Assoc. None

Neigh. Plan None

Traffic Impact Analysis:

A Traffic Impact Analysis is not required, but a Level-1 TIA will be required at platting. The property is currently zoned C-3. The current zoning would have generated approximately 7,627 daily vehicle trips. The property is proposed to be zoned MF-33 and developed with no more than 528 rental units. The proposed MF-33 development is projected to generate 3,479 daily vehicle trips, a decrease of 4,188 vehicle trips per day. Access to the property is on Nacogdoches, a secondary arterial, 86-foot right-of-way. The owner should be aware that the eastern edge of the property is impacted by the future Stone Oak Parkway, which may require dedication/possible construction at platting.

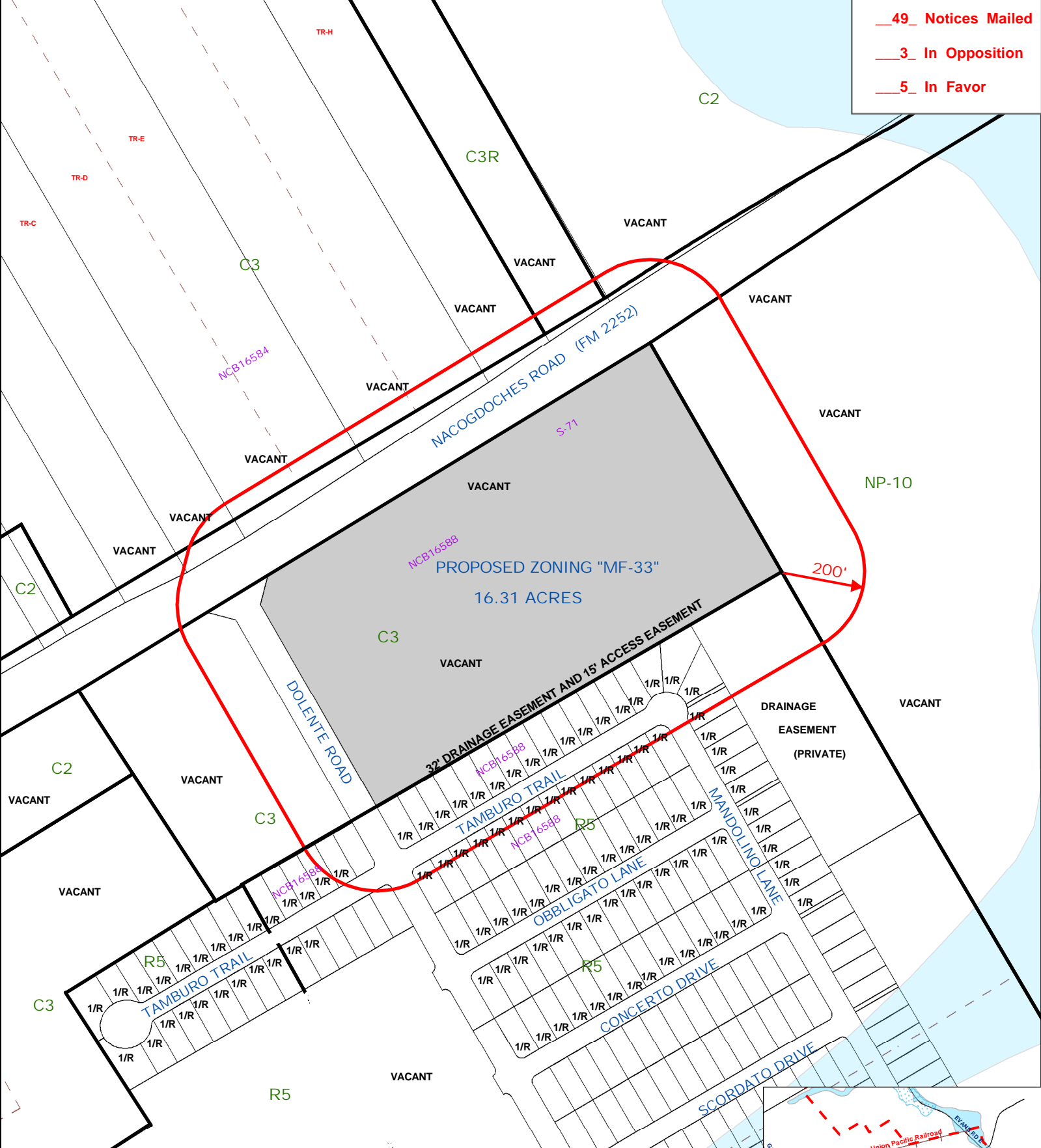
Staff Recommendation:

Approval

The subject property is currently undeveloped and located on Nacogdoches Road a major thoroughfare. The subject property is adjacent to "R-5" Residential Single-Family District to the southeast (single-family dwellings), "NP-10" Neighborhood Preservation District to the northeast and "C-3" General Commercial District across Dolente Road to the southwest (vacant). A 32 foot drainage easement and 15 foot access easement would serve as a buffer between the multi-family development and the single-family dwellings. The "MF-33" Multi-Family District is a down-zoning and would be appropriate at this location. The "MF-33" Multi-Family District would allow 538 multi-family dwellings.

CASE MANAGER : Pedro Vega 207-7980

49 Notices Mailed
3 In Opposition
5 In Favor

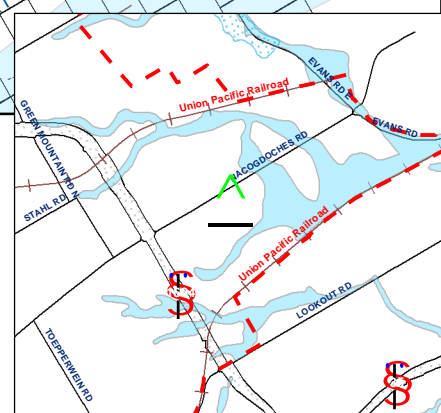


ZONING CASE: Z2006-028

City Council District No. 10
Requested Zoning Change
From "C-3" To "MF-33"
Date: February 21, 2006
Scale: 1" = 300'

Subject Property
200' Notification

City of Houston
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CASE NO: Z2006033

Final Staff Recommendation - Zoning Commission

Date: February 21, 2006

Council District: 6

Ferguson Map: 580 A-8

Applicant Name:

Perry Homes, A Joint Venture

Owner Name:

State of Texas: General Land Office (Attn: Chris Palmer)

Zoning Request: From "I-1" General Industrial District to "R-4" Residential Single-Family District.

Property Location: 31.66 acres out of NCB 16115

1800 Grandstand Drive

East of the intersection of Grandstand Drive and Fairgrounds Parkway

Proposal: To make consistent with the existing use

Neigh. Assoc. Thunderbird Hills Neighborhood Association

Neigh. Plan None

Traffic Impact Analysis:

A Traffic Impact Analysis is not required. Rezoning from I-1 to R-4 would have generated an additional 27 afternoon peak hour vehicle trips. The 31.66-acres would have generated approximately 517 daily vehicle trips as heavy industrial but would increase to approximately 2,450 daily vehicle trips zoned as R-4 assuming 256 single family dwellings. A Level-1 TIA report will be required at the MDP or platting stage. Combined with the 38.35 acre property, a Level-2 TIA report would be required with over 500 peak hour trips. Cinema Ridge will be required to be extended into the property as access.

Staff Recommendation:

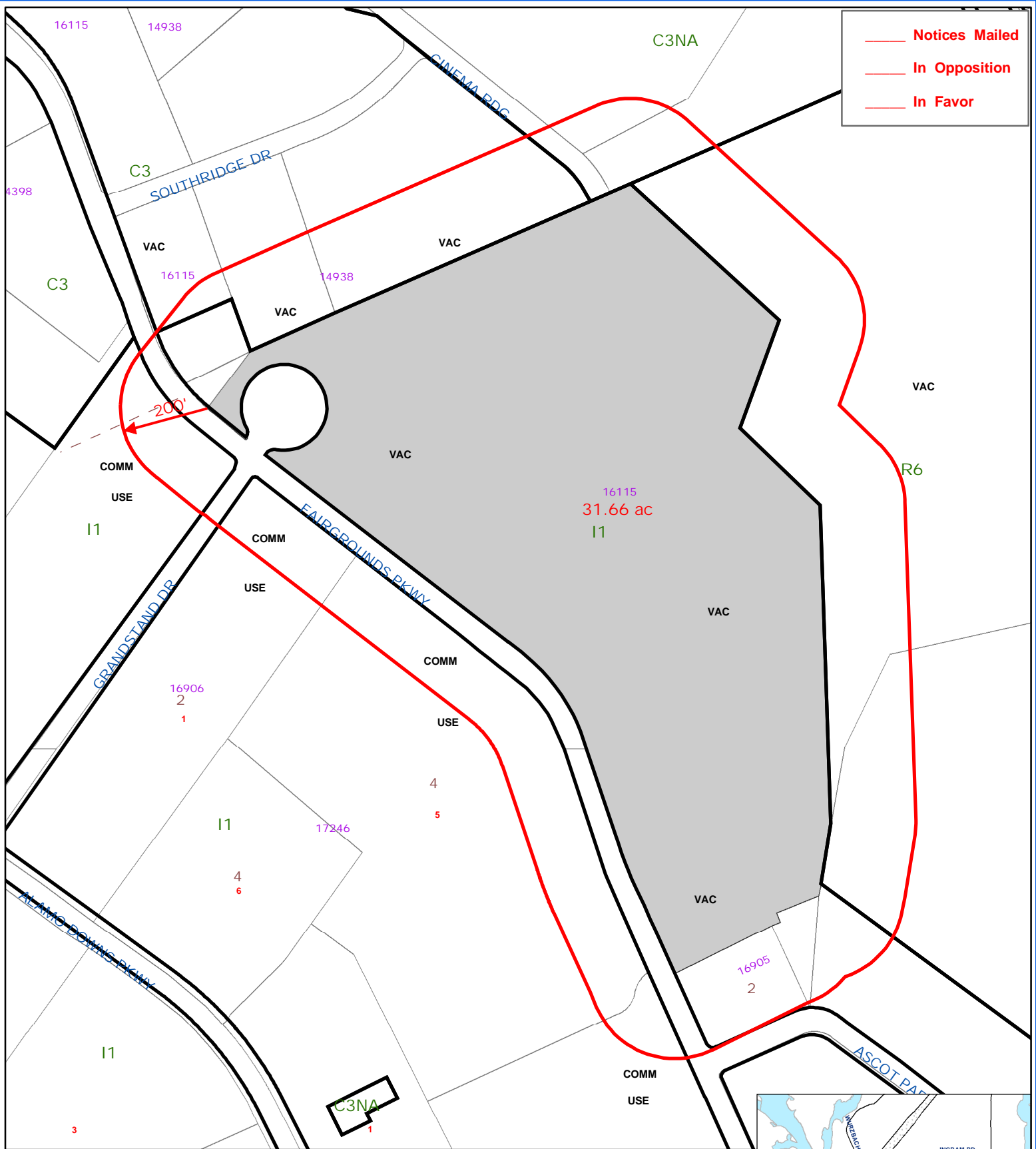
Denial.

The subject property is located close to the intersection of Grandstand Drive and Fairgrounds Parkway. The properties to the north and west are zoned for commercial and industrial uses. The property to the east is zoned for residential use.

The property was previously zoned Temporary "R-1" Single Family Residential District and was changed in 1979 as part of a large area rezoning case. The property was changed to "I-1" Light Industrial District and the surrounding properties were rezoned to commercial and industrial districts.

"R-4" Single Family Residential District is not appropriate at this location due to the established commercial uses across the street and the commercial and industrial zoning to the north and south. A Master Development Plan (MDP) was accepted in 1997 for this area. The MDP is proposing industrial warehousing use at this location. Furthermore, residential development would be out of character for the area and there is a lack of services available to potential residents. The only other residential development would be to the east and it is located at the top of an elevated area. The property adjacent to this case is currently zoned for residential use, however, it would be difficult to develop due to the topography.

CASE MANAGER : Robin Stover 207-7945

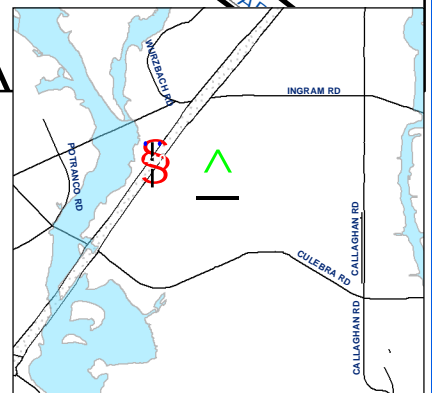


ZONING CASE: Z2006-033

City Council District No. 6
Requested Zoning Change
From "I-1" To "R-4"
Date: February 21, 2006
Scale: 1" = 200'

Subject Property
 200' Notification

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CASE NO: Z2006034

Final Staff Recommendation - Zoning Commission

Date: February 21, 2006

Council District: 3

Ferguson Map: 650 F7

Applicant Name:

Robert N. Hamilton

Owner Name:

Dr. Martin Garcia

Zoning Request: From "I-1" General Industrial District to "C-2" Commercial District.

Property Location: Lot D and 270, Block 3, NCB 9488

6730 South Flores Street and 103 Lorita Drive

Intersection of South Flores Street and Lorita Drive

Proposal: Office and retail uses

Neigh. Assoc. None

Neigh. Plan None

Traffic Impact Analysis:

A Traffic Impact Analysis is not required. Based on current zoning and buildings, the property would have generated approximately 65 daily vehicle trips. The proposed C-2 development is projected to generate 163 daily vehicle trips and redeveloped with new structures, the property could generate 403 daily trips.

Staff Recommendation:

Approval

The subject property located at 6730 South Flores currently contains 3 office buildings of 1,000 to 1,200 square feet. The first building was built in 1978, with subsequent buildings added to the property in 1983 and 1997. The other subject property is located at 103 Lorita Drive and is currently undeveloped.

The subject properties were zoned "J" Industrial District under the provisions of the 1938 zoning ordinance. Upon the 2001 conversion to the Unified Development Code, the subject properties were reclassified as "I-1" Industrial District. The "I-1" zoning classification is not compatible with the commercial character of South Flores Street, a Secondary Arterial "Type B" Road, and the adjacent single-family residences. A down-zoning of these properties would be desirable.

The applicant is requesting the "C-2" Commercial District zoning classification in order to make the property marketable for tenants. "C-2" would allow a range of uses, including offices, that are compatible with the area. Additionally, South Flores Street is capable of serving the amount of traffic "C-2" uses would create.

CASE MANAGER : Rudy Nino, Jr. 207-8389



CASE NO: Z2006035

Final Staff Recommendation - Zoning Commission

Date: February 21, 2006

Council District: 8

Ferguson Map: 549 A7

Applicant Name:

Owner Name:

Granite S. A. Portfolio IV S, L.P.

Granite S. A. Portfolio IV S, L.P.

Zoning Request: From "C-1" Commercial District to "C-2" Commercial District.

Property Location: 2.450 acres out of NCB 12830

8300 Wurzbach Road

Southeast side of Wurzbach Road between Ewing Halsell and Fredericksburg Road

Proposal: Nursing home (Trisun Health Center)

Neigh. Assoc. None

Neigh. Plan None

Traffic Impact Analysis:

A Traffic Impact Analysis is not required. Traffic generated by the existing nursing home facility should be approximately 355 vehicles per day or 25 vehicles per peak hour. No new construction is contemplated with no area of the property available for expansion.

Staff Recommendation:

Approval

The subject property is located on Wurzbach Road a major thoroughfare. A 150 bed nursing home (Trisun Health Center) is currently located on the property. The existing building is approximately 37,685 square feet, making it non-conforming with respect to the total square footage limitation of C-1 zoning. The "C-2" Commercial District will make the existing building conform to the Unified Development Code. The subject property is located within the South Texas Medical Center. The "C-2" Commercial District is appropriate at this location and consistent with the existing commercial uses and zoning designations in the area.

The following restrictions shall apply to the scale of buildings in "C-1".

Maximum individual building size 5,000 square feet.

Maximum aggregate building size 15,000 square feet.



No restrictions apply to the scale of buildings in "C-2".

CASE MANAGER : Pedro Vega 207-7980

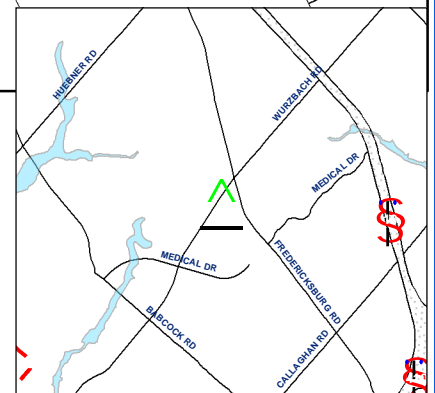


ZONING CASE: **Z2006-035**

City Council District No. 8
 Requested Zoning Change
 From "C-1" To "C-2"
 Date: February 21, 2006
 Scale: 1" = 200'

 Subject Property
 200' Notification


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CASE NO: Z2006036 CD

Final Staff Recommendation - Zoning Commission

Date: February 21, 2006

Council District: 5

Ferguson Map: 650 B2

Applicant Name:

John Duncan

Owner Name:

John Duncan

Zoning Request: From "R-5" Residential Single-Family District to "R-5" (CD- Non-Commercial Parking Lot) Residential Single-Family District with a Conditional Use for a Parking Lot.

Property Location: Lots 11 and 12, NCB 6932

3110 Nogalitos Street

Intersection of West Winnepeg Avenue and Nogalitos Street

Proposal: For a parking lot

Neigh. Assoc. Palm Heights Neighborhood Association

Neigh. Plan Nogalitos/ South Zarzamora Community Plan

Traffic Impact Analysis:

A traffic impact analysis is not required.

Staff Recommendation:

Consistent

The Nogalitos/ South Zarzamora Community Plan calls for low-density residential at this location. The applicant is not requesting a change in the base zone. Therefore, should the requested conditional use cease for a period of 12 consecutive months, the conditional use would expire and the property could only be used as single-family residential.

Approval

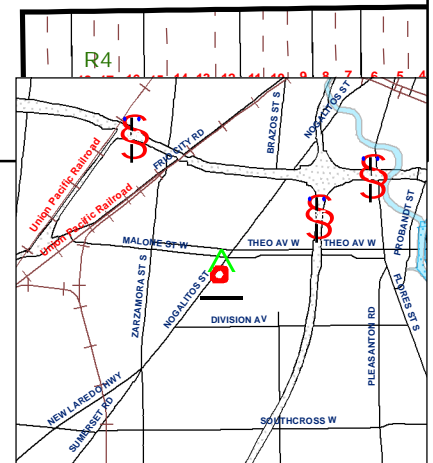
The subject property is currently undeveloped and located on Nogalitos Street, a Secondary Arterial "Type B" Road. The property is adjacent to a medical building, which is currently under construction. The applicant is requesting to utilize the subject property as a parking lot for this building. Currently, there is very little parking along Nogalitos Street.

The initial rezoning request was for "C-3" General Commercial District to conform to the zoning of the medical building, however, "C-3" did not conform to the community plan and would constitute an inappropriate encroachment of an incompatible zoning district adjacent to an existing residential neighborhood. After consulting with the planning department, Staff recommended "R-5" C with a conditional use for parking lot to the applicant in order to conform to the community plan. The applicant amended his application on February 2, 2006.

Staff recommends approval with the following conditions:

1. A Type "C" buffer be constructed on Lot 12 as a buffer for the residential property on Lot 13.
2. Direct all outdoor lighting away from adjacent residential properties.

CASE MANAGER : Rudy Nino, Jr. 207-8389



CASE NO: Z2006039 CD

Final Staff Recommendation - Zoning Commission

Date: February 21, 2006

Council District: 4

Ferguson Map: 516 C2

Applicant Name:

City of San Antonio

Owner Name:

Big Town Plaza (Robert F. Shultz)

Zoning Request: From "C-3" General Commercial District to "RM-4" (CD- Five Detached Dwellings)
Residential Mixed District with a Conditional Use for Five Detached Dwellings.

Property Location: The west 45 feet of Lot 5 and and that portion of Lot 18, Block 8, NCB 8777 located
North of the New Laredo Highway (U. S. Highway 81)

1103 New Laredo Highway

Between New Laredo Highway and McLaughlin Avenue

Proposal: Five detached dwellings

Neigh. Assoc. Quintana Community Neighborhood Association

Neigh. Plan None

Traffic Impact Analysis:

A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property is located on New Laredo Highway a major thoroughfare. The subject property is adjacent to "RM-4" Residential Mixed District and "C-2" Commercial District to the west with "C-3" General Commercial District to the east. The "RM-4" Residential Mixed District with a Conditional Use will allow the development of five detached dwellings. The "RM-4" Residential Mixed District is appropriate at this location and allow for the development of the Big Town Plaza Project. This case was initiated by the City of San Antonio in order to resolve a zoning verification letter error.

CASE MANAGER : Pedro Vega 207-7980



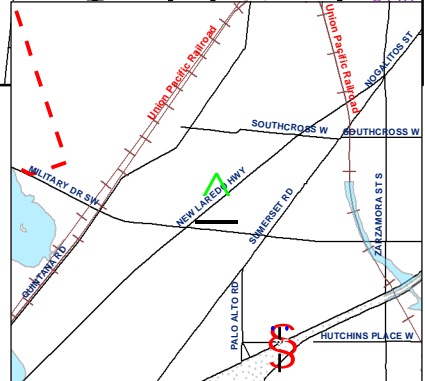
— Notices Mailed
 — In Opposition
 — In Favor

ZONING CASE: **Z2006-039 CD**

City Council District No. 4
 Requested Zoning Change
 From "C-3" To "RM-4" CD
 Date: February 21, 2006
 Scale: 1" = 200'

Subject Property
 200' Notification

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CASE NO: Z2006042

Final Staff Recommendation - Zoning Commission

Date: February 21, 2006

Council District: 6

Ferguson Map: 578 D8

Applicant Name:

Charles Martin Wender

Owner Name:

Westover Hills Development Partners, L. P.

Zoning Request: From "C-3" Commercial District and "ED" Entertainment District to PUD "MF-33" Planned Unit Development Multi-Family District.

Property Location: 14.85 acres out of NCB 17673

9800 Block of Rogers Road

Hyatt Resort Road and Rogers Road

Proposal: To develop townhomes

Neigh. Assoc. None

Neigh. Plan None

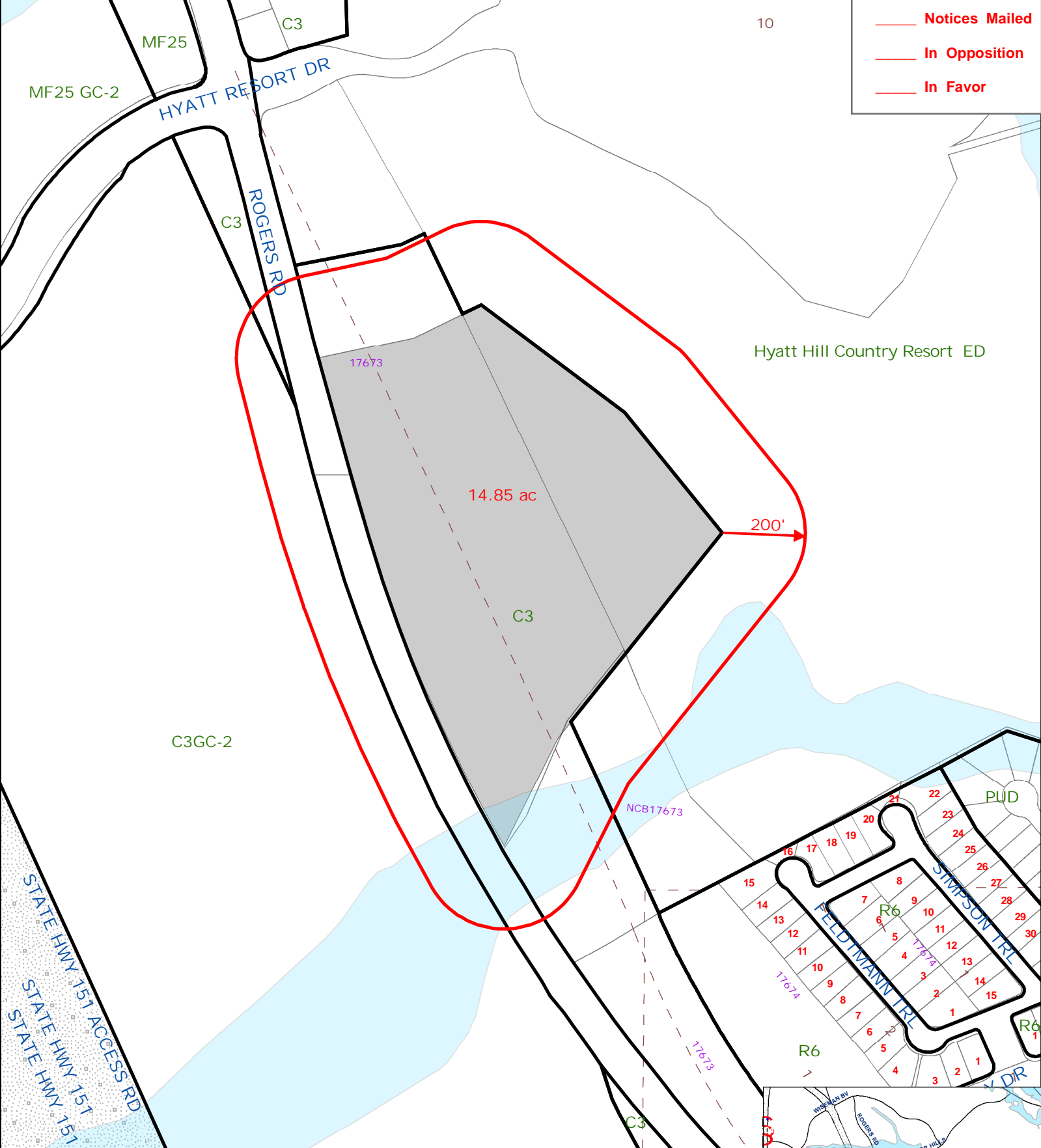
Traffic Impact Analysis:

A Traffic Impact Analysis is not required. Rezoning from C-3 to MF-33 PUD would generate a decrease of 303 afternoon peak hour vehicle trips. The 14.85-acres could generate approximately 6,944 daily vehicle trips as commercial but would decrease to approximately 3,293 daily vehicle trips zoned as MF-33 assuming the maximum dwelling units. The proposed development consists of 90 town-homes. A TIA report may be required at the PUD review stage depending on the exact number of units proposed. Rogers Road is a Secondary Arterial Type A requiring 86 feet of Right-of-way.

Staff Recommendation:

Approval. The request for MF-33 PUD is consistent with the development pattern of the area. The requested zoning is a reduction in intensity from the current C-3 zoning. The Townhouse development will complement the existing development. The Hyatt Hill Country Resort surrounds the site. The ED District is a special district that allows a broad array of use. The uses permitted in the ED District are MF, NC, C-1, C-2 and C-3.

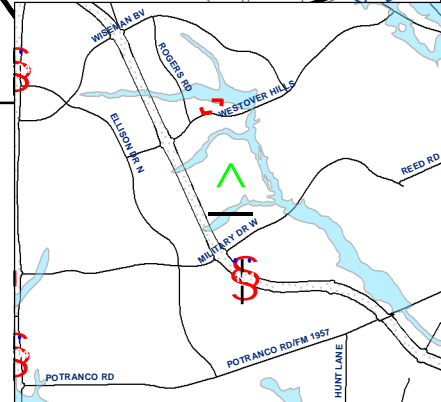
CASE MANAGER : Richard Ramirez 207-5018



ZONING CASE: Z2006-042
City Council District No. 6
Requested Zoning Change
From "C-3" and "ED" To "MF-33 PUD"
Date: February 21, 2006
Scale: 1" = 300'

Subject Property
200' Notification

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CASE NO: Z2006043

Final Staff Recommendation - Zoning Commission

Date: February 21, 2006

Council District: 10

Ferguson Map: 518 A-8

Applicant Name:

City of San Antonio

Owner Name:

Rob and Nancy Talbott

Zoning Request: From "C-2" Commercial District and "C-3 R" Restrictive Commercial District to "NC" Neighborhood Commercial District.

Property Location: Lot 11, Block 1, NCB 17820

3615 Tavern Oaks

East of the Intersection of Thousand Oaks and Tavern Oaks

Proposal: To maintain the character of the neighborhood and allow the continuation of commercial use.

Neigh. Assoc. Eden Neighborhood Association

Neigh. Plan None

Traffic Impact Analysis:

A Traffic Impact Analysis will not be required.

Staff Recommendation:

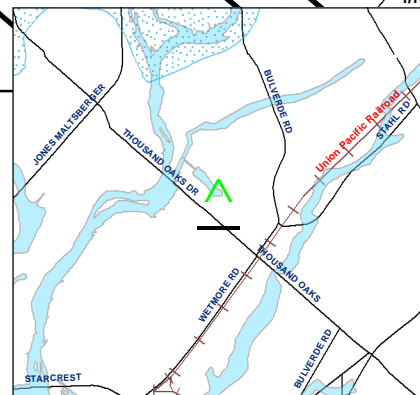
Approval.

The subject property is located north of Thousand Oaks, a major thoroughfare. The property to the north contains established single-family homes. The property to the west contains the Eden Home Owner's Association Park. The properties to the west and south are zoned for commercial use.

The subject property was previously zoned Temporary "R-1" One Family Residence District. A zoning case was initiated in 1989 to change the zoning from Temporary "R-1" to "B-2" Business District and "B-3 R" Restrictive Business District. At the time the adjacent property to the northeast was not developed with single-family homes. It appears that the intent was to utilize the "B-2" District as a buffer between the residential district and the "B-3 R" District. The zoning was converted from "B-2" and "B-3 R" to a "C-2" Commercial District and "C-3 R" Restrictive Commercial District with the adoption of the 2001 Unified Development Code (UDC). The property was annexed into the City in 1989. The plat for the subject property was approved by the Director on October 21, 2005. The plat did not go before the Planning Commission because it was a minor plat. The property to the north was platted in May of 1989.

The request for "NC" Neighborhood Commercial District would be appropriate at this location. It would serve as a more suitable buffer between the existing commercial district and the established residential district. Neighborhood Commercial Districts allow for a smaller building and less intense commercial uses.

CASE MANAGER : Robin Stover 207-7945



CASE NO: Z2006044

Final Staff Recommendation - Zoning Commission

Date: February 21, 2006

Council District: 5

Ferguson Map: 616 A7

Applicant Name:

San Antonio Produce Terminal Market

Owner Name:

San Antonio Produce Terminal Market

Zoning Request: From "I-2" Heavy Industrial District and "I-1" General Industrial District to "L" Light Industrial District.

Property Location: 0.742 acres out of Lot 193, NCB 35

1618 S. Zarzamora Street

Just east of the intersection of Saltillo Street and South Zarzamora Street

Proposal: For parking of transient vehicles and storage and to allow for an auto and truck sales lot

Neigh. Assoc. None

Neigh. Plan None

Traffic Impact Analysis:

A traffic impact analysis is not required.

Staff Recommendation:

Approval

The subject property is a part of the San Antonio Produce Terminal Market, an industrial area. Currently, the property is developed as a used car lot. However, the Code Compliance Department cited owner for not having a Certificate of Occupancy. The owner attempted to obtain a certificate of occupancy and was informed that they did not have the appropriate zoning.

The applicant is now before the Zoning Commission in order to obtain the appropriate zoning for the existing car lot and transient vehicle parking. The request is a downzoning from the existing "I-1" zoning. The applicant is not requesting a further downzoning to "C-3" S because they would still like to retain the industrial zoning since the remainder of the subject property and the surrounding area is industrial in character. There is an active railroad adjacent to the subject property.

CASE MANAGER : Rudy Nino, Jr. 207-8389

CASE NO: Z2006045 S

Final Staff Recommendation - Zoning Commission

Date: February 21, 2006

Council District: 4

Ferguson Map: 648 D8

Applicant Name:

Sylvia and George Santos

Owner Name:

Fred Adams

Zoning Request: From "R-6" Residential Single-Family District to "R-6" S Residential Single-Family District with Specific Use Permit for a Manufactured Home.

Property Location: Lot 20, Block 2, NCB 15630

5103 Gwenda Lea Street

Generally located south SW Military Drive and east of Old Pearsall Road

Proposal: To Allow a Manufactured Home

Neigh. Assoc. Southwest Neighborhood Association (Hidden Cove - Indian Creek within 200 ft)

Neigh. Plan United Southwest Community Plan

Traffic Impact Analysis:

A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent

The land use designation in the United Southwest Community Plan is for Low Density Residential. Since the base zoning will remain R-6, the request is deemed consistent with the Land Use Plan.

Approval

The subject property is located in an existing neighborhood that predominantly consists of manufactured homes. Although the Community Plan Sec. 2.1.2 discourages manufactured homes that are more than 8 years old from locating in the area, the plan does support reinforcing existing neighborhoods. The proposed use would not be incompatible with surrounding uses.

CASE MANAGER : Matthew Taylor 207-5876



ZONING CASE: Z2006-045 S

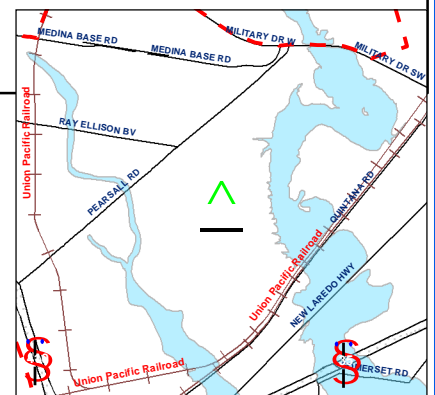
City Council District No. 4
Requested Zoning Change
From "R-6" To "R-6 S"
Date: February 21, 2006
Scale: 1" = 200'

Subject Property

200' Notification



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CASE NO: Z2006046

Final Staff Recommendation - Zoning Commission

Date: February 21, 2006

Council District: 7

Ferguson Map: 548 A8

Applicant Name:

Brown, P. C.

Owner Name:

Myrtha Gersdorff

Zoning Request: From "R-6" Residential Single-Family District to "MF-33" Multi-Family District.

Property Location: 1.49 acers out of NCB 14618

8288 Eckert Road

West of Eckhert Road and Border Mist Drive

Proposal: To develop an apartment community

Neigh. Assoc. Eckhert Crossing Neighborhood Association

Neigh. Plan Huebner/Leon Creek Plan

Traffic Impact Analysis:

A traffic impact analysis is not required.

Staff Recommendation:

Inconsistent.

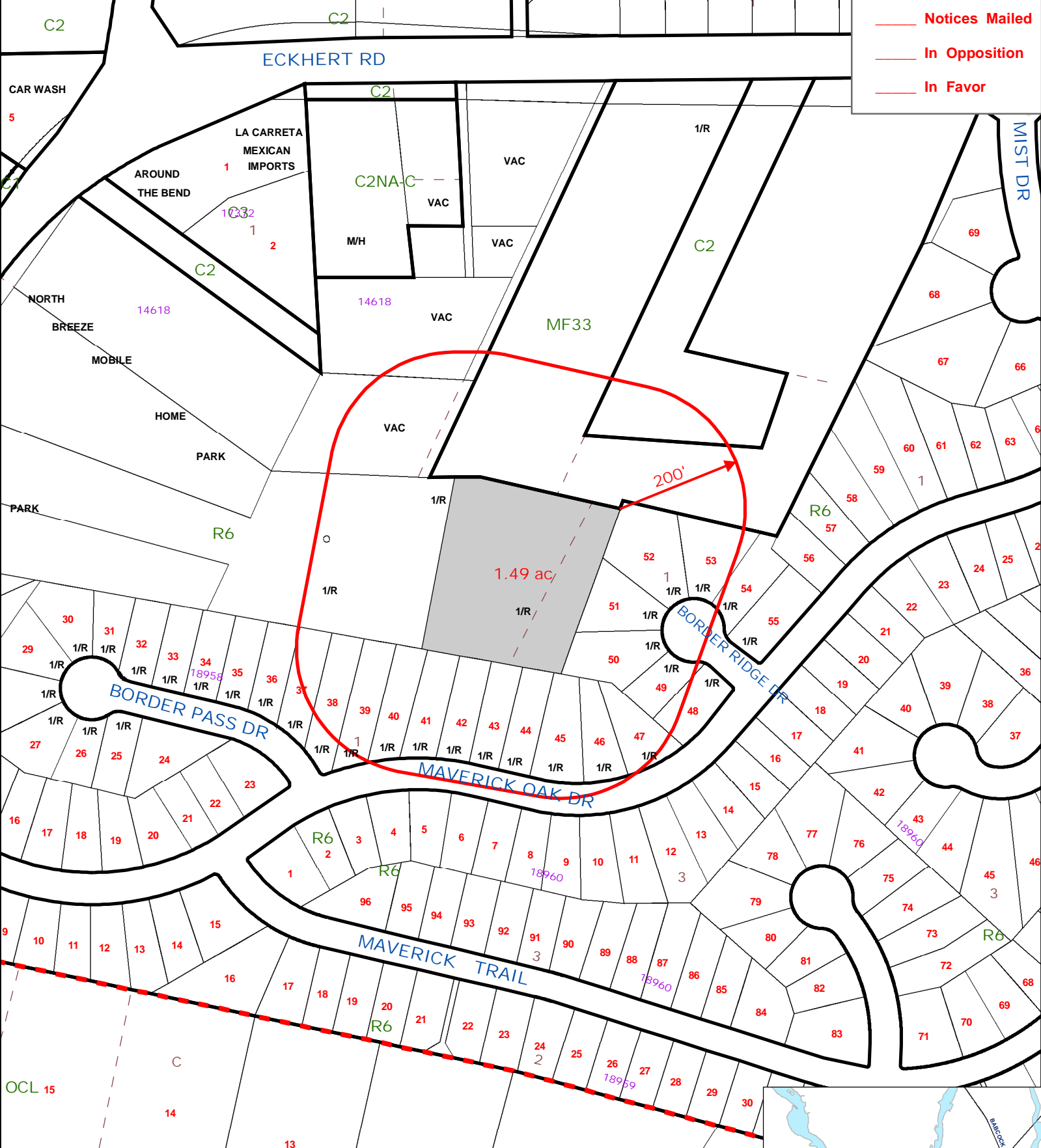
Planning Recommendation is for denial

Denial.

This requested rezoning is in the Huebner/Leon Creeks Community Plan, which calls for Medium Density Residential at this location. Staff recommends R-6 C with a conditional use for Multi-family not to exceed 13 units per acre.

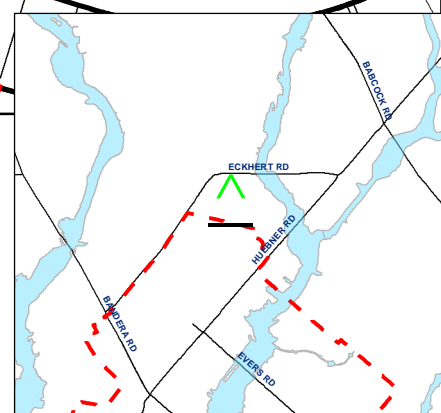
The property is located at the rear of the adjoining MF-33 property to the north, fronting on Eckhert. To the east, west and south exists R-6 zoning and uses.

CASE MANAGER : Richard Ramirez 207-5018



ZONING CASE: Z2006-046
City Council District No. 7
Requested Zoning Change
From "R-6" To "MF-33"
Date: February 21, 2006
Scale: 1" = 200'

Subject Property
200' Notification



CASE NO: Z2006048

Final Staff Recommendation - Zoning Commission

Date: February 21, 2006

Council District: 3

Ferguson Map: 683 B6/B7

Applicant Name:

Jacqueline A. Talamantez

Owner Name:

Julia Escalante, David Escalante, Jeromy Escalante

Zoning Request: From "R-4" Residential Single-Family District to "RD" Rural Development District.

Property Location: Lots 48, 47, 46E, 46W, NCB 15666

11506, 11510, 11514 US Highway 281 South

Property is generally located along US Hwy 281 across from Del Lago Parkway

Proposal: To Allow a Restaurant and Other Commercial Uses

Neigh. Assoc. None

Neigh. Plan CitySouth Community Plan

Traffic Impact Analysis:

A Traffic Impact Statement is not required.

Staff Recommendation:

Consistent

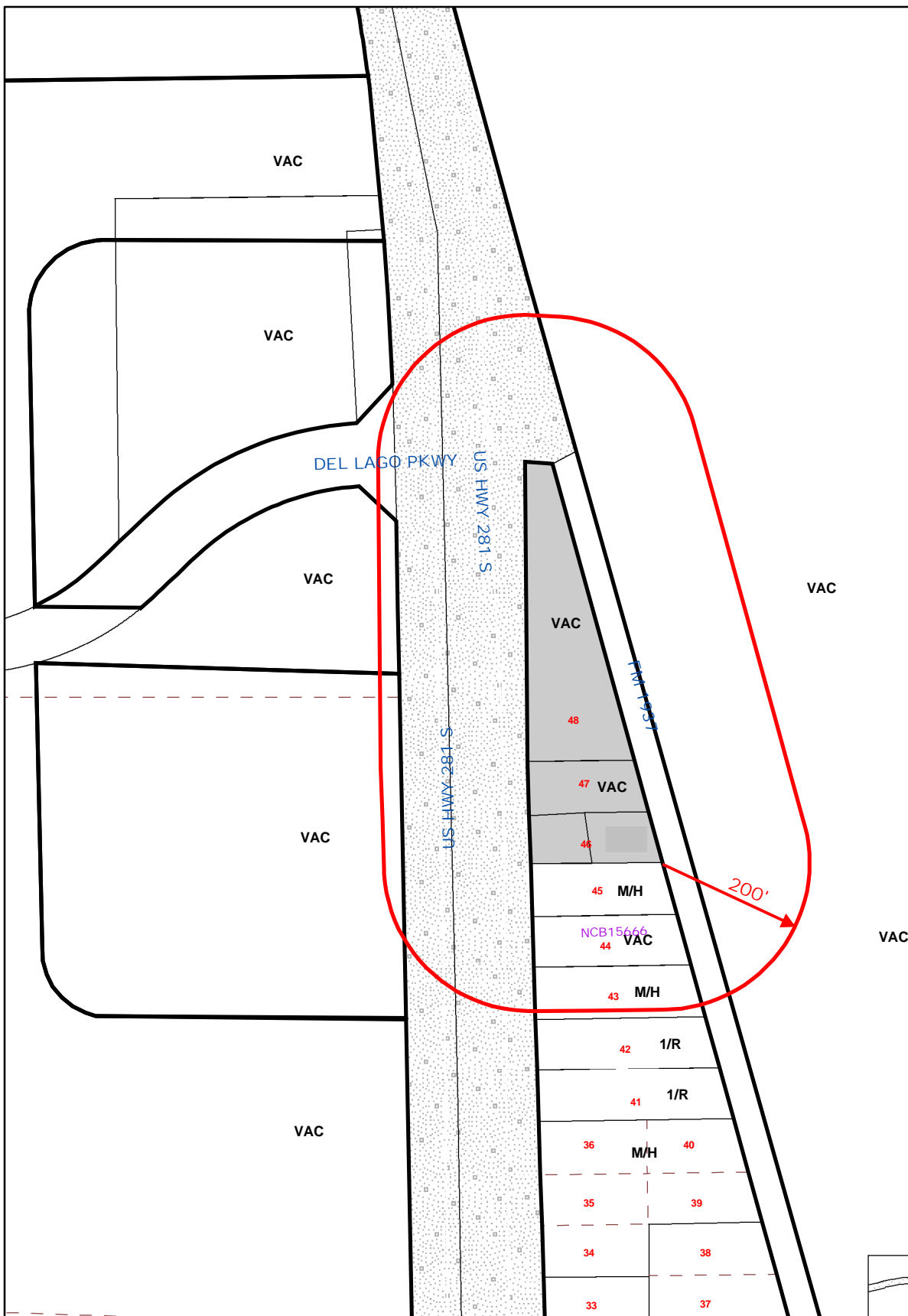
The proposed change to RD Rural Development District is consistent with the land use designation of Rural Living in the CitySouth Community Plan.

Approval

The proposed zoning district allows both commercial and residential uses. The property is located at the intersection of Hwy 281 and FM 1927. Commercial uses within the RD district are permitted within 850 feet of the intersection of roads that are classified higher than local roads. The property owner is seeking this rezoning to permit commercial uses on this property to serve the local and regional population.

CASE MANAGER : Matthew Taylor 207-5876

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor



ZONING CASE: Z2006-048

City Council District No. 3
 Requested Zoning Change
 From "R-4" To "RD"
 Date: February 21, 2006
 Scale: 1" = 200'

[Grey Box] Subject Property
 [Red Circle] 200' Notification

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CASE NO: Z2006049 CD

Final Staff Recommendation - Zoning Commission

Date: February 21, 2006

Council District: 8

Ferguson Map: 549 A3

Applicant Name:

Roy R. Barrera, Sr.

Owner Name:

Roy R. Barrera, Sr.

Zoning Request: From PUD "RM-4" Planned Unit Development Residential Mixed District and "RM-4" Residential Mixed District to PUD "RM-4" (CD- Outdoor Art Gallery) Residential Mixed Planned Unit Development District with Conditional Use for an Outdoor Art Gallery on Lot 13B, Lot 14B and Lot 15B out of NCB 14735 and "RM-4" (CD- Outdoor Art Gallery) Residential Mixed District with Conditional Use for an Outdoor Art Gallery on Lot TR-16, Lot TR-17 and Lot TR-18 out of NCB 14735.

Property Location: Lot 13B, Lot 14B, Lot 15B, Lot TR-16, Lot TR-17 and Lot TR-18 out of NCB 14735 (5.8630 acres)

11356 Vance Jackson Road

Northeast side of Vance Jackson Road between Wallstreet and Lomita

Proposal: Outdoor Art Gallery (Sculptors Dominion)

Neigh. Assoc. Vance Jackson Neighborhood Association and Mission Trace Home Owners Association (within 200 feet)

Neigh. Plan None

Traffic Impact Analysis:

A traffic impact analysis is not required.

Staff Recommendation:

Approval

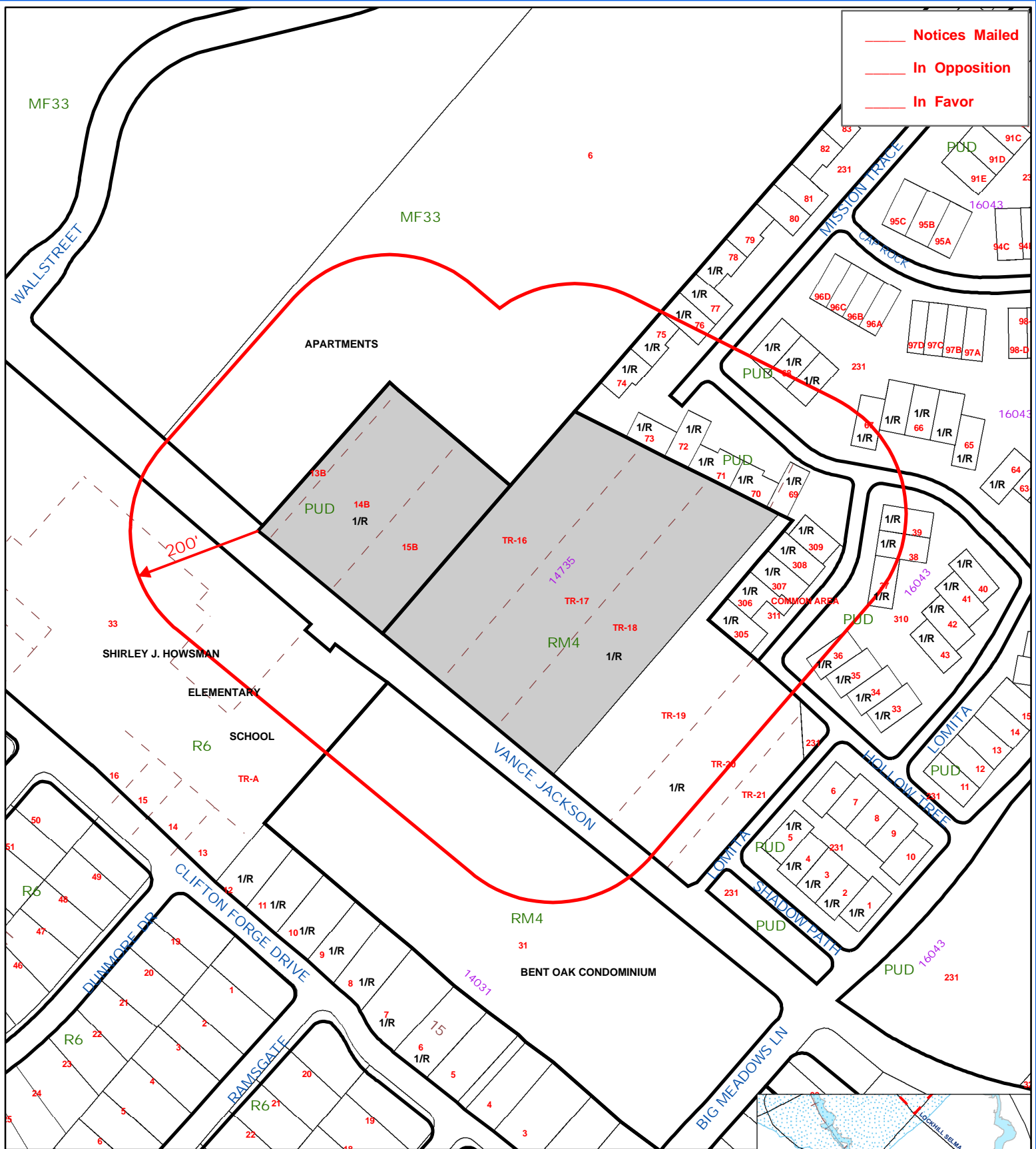
The subject property is located north of Vance Jackson Road, a major thoroughfare. The subject property is adjacent to "MF-33" Multi Family District to the northwest, "RM-4" Residential Mixed District to the southeast and PUD "R-4" Planned Unit Development Residential District to the northeast. The Conditional Use will permit an outdoor art gallery, exhibiting to the public for 6 weekends in April and May, annually, and open to school children for tour and hands on learning, by appointment during the 6 week period of operation. The outdoor art gallery will house large scale sculpture by local, state, national and international artists. The subject property is enhanced by the spacious, naturally landscaped garden setting. The Conditional Use will allow the Outdoor Art Gallery while preserving the neighborhood character.

The Sculptors Dominion will be operated by Gilbert E. Barrera, Executive Director. The Mission of Sculptors Dominion is to bring professional large scale sculpture to the City of San Antonio for the artistic, educational and cultural enjoyment of the general public, collectors and aficionados and to provide an avenue of commerce between the Sculptor and any prospective client.

Staff recommends approval with the following conditions:

1. Open only in April and May.
2. Hours of operation 9 A.M. to 9 P.M. on Saturdays and Sundays.
3. School tours by appointment on school days Monday thru Thursday.

CASE MANAGER : Pedro Vega 207-7980



ZONING CASE: Z2006-049 CD

City Council District No. 8

Requested Zoning Change

From "PUD RM4" and "RM4" To "PUD RM4"CD and "RM4"CD

Date: February 21, 2006

Scale: 1" = 200'

Subject Property

200' Notification



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